

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 28, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips  
 Aldermen Gibson (Arrived 5:45 p.m.), Harcourt,  
 Hardwick, Marzari, Massey, Pendakur,  
 Rankin and Volrich

ABSENT: Alderman Bowers (Civic Business)  
 Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Bridge River Elementary School, Shalath, B.C., under the direction of the Principal, Mr. K.A. Hood.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of a clause in the report of the Standing Committee on Civic Development dated May 9, 1974, regarding the Citizens' Guidance Panel - Downtown Planning Study. It was agreed this one clause would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,  
 SECONDED by Ald. Volrich,

THAT the Minutes of the Regular Council Meeting dated May 14, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
 SECONDED by Ald. Pendakur,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Grant Request: Chimo Volleyball Club of B.C.

The Council noted a letter from the Chimo Volleyball Club of B.C. requesting a grant of \$1,000 to assist the organization with the expenses involved in hosting and accommodating the Chinese National Volleyball Team who will be visiting Vancouver as part of a Canadian tour.

MOVED by Ald. Hardwick,  
 THAT no action be taken with respect to this grant request.

- CARRIED

(Alderman Marzari voted against the motion)

COMMUNICATIONS OR PETITIONS (cont'd)

## 2. Sponsorship of Luncheon

A letter from the National Indian Brotherhood was noted requesting that the City host a luncheon during the organization's Fourth Annual General Assembly which will be held in Vancouver, August 6, 7 and 8, 1974.

MOVED by Ald. Marzari,

THAT as requested by the National Indian Brotherhood, the City host a luncheon at a cost not to exceed \$500.00.

- CARRIED

(Aldermen Pendakur, Volrich and Mayor Phillips voted against the motion)

3. Grant Request:  
B.C. Handball Association

MOVED by Ald. Hardwick,

THAT no action be taken on the request from the B.C. Handball Association for a grant to assist in sending a team of Vancouver handball juniors to the Canadian Championships in St. John's, New Brunswick.

**— CARRIED UNANIMOUSLY**

4. Grant Request:  
Grey Cup, 1974

The Council noted a letter dated May 16, 1974, from the 1974 Grey Cup Committee requesting a grant of \$10,000 to assist the Committee in planning the Grey Cup Festival events which will be held from November 17th to 24th, 1974.

The previous grants given by the City to the Committee in 1966 and 1971 were noted. Council was also advised of a previous resolution of Council appointing the Committee and reference was made to an invitation extended by Council to the Canadian Football League in 1972 to hold the game in Vancouver this year.

MOVED by Ald. Marzari,

THAT the letter from the Grey Cup Committee be received and no further action be taken.

(tabled)

MOVED by Ald. Volrich,

THAT this whole matter be deferred for further consideration in two weeks' time.

- LOST

(Aldermen Hardwick, Marzari, Pendakur and Rankin voted against the motion)

A tie vote resulted and, therefore the motion to defer was declared lost.

MOVED by Ald. Volrich,  
THAT this whole matter be tabled.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Proposed Development:  
Sands Motor Hotel

The Council noted a letter from Mr. Heath Beggs, representing a group of West End residents and businessmen, requesting to appear as a delegation to discuss the proposed development of the Sands Motor Hotel.

MOVED by Ald. Rankin,

THAT the delegation be heard and arrangements be left in the hands of the City Clerk.

**- CARRIED UNANIMOUSLY**

6. Meeting with Transportation  
Function Study Committee

Under date of May 15, 1974, the Greater Vancouver Regional District submitted the following letter:

" The attached position paper of the Transportation Function Study Committee was circulated to members of your Council with the papers on the Second Seminar on the 'Management of Growth.'

The ultimate paragraph in Mayor Vander Zalm's letter requests that your Council meet with members of the Transportation Function Study Committee to discuss the position paper. Would you request your Council to set a suitable date before the middle of June for this purpose and advise Miss Nancy Grant of our staff [731-1155, local 143]. Your assistance in this matter is much appreciated. "

(The position paper referred to  
is on file with the City Clerk)

MOVED by Ald. Hardwick,

THAT the position paper of the Transportation Function Study Committee be considered by Council at its next regular meeting, and following consideration, Council's action be forwarded to the Transportation Function Study Committee.

**- CARRIED UNANIMOUSLY**

## 7. Landlord & Tenant Act: Proposed Changes

The Council noted the following report dated May 23, 1974, submitted by Mayor Phillips:

"I have received the new Landlord and Tenant Act and the submission dated May 1st, 1974 from the Vancouver Rental Accommodation Grievance Board and wish to make the following recommendations to Council:

(a) That Vancouver City Council request the following changes in the Landlord and Tenant Act.

Section 25 (2) should be clarified to provide that a rent increase can be made after the first year of tenancy provided notice is given at least three months before the date the rent increase is to be effective.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Landlord & Tenant Act:  
Proposed Changes (continued)

Section 29 (1)(b) provides that a Council may apply to establish a municipal rent review bureau with all the powers of the Rentalsman under Section 28 (rent review powers). The Act should be changed to provide that municipal bureaus also have the necessary powers to settle disputes between landlords and tenants and enforce all landlord-tenant regulations (as Council has previously requested).

Part VI provides for security deposits of up to one month's rent and that deposits be held by the Rentalsman without interest. The Act should be amended to provide that security deposits be limited to one-half month's rent rather than one month's rent. Tenants should receive interest at 8% on their deposits and the deposits should be held by the landlord.

(b) That Vancouver City Council apply immediately under Section 29 (b) of the Act, for permission to establish a 'municipal rent review bureau' - to be called the Vancouver Rental Accommodation Grievance Board and to have the necessary powers to settle disputes and enforce all Landlord-Tenant regulations."

MOVED by Ald. Rankin,

THAT the recommendations of the Mayor as contained in his report of May 23, 1974, be approved.

**- CARRIED UNANIMOUSLY**

8. Proposed Public Officials and Employees Disclosure Act

The Council noted a letter dated May 13, 1974, from Mayor R.G. Marks, President of the Union of British Columbia Municipalities with respect to the proposed 'Public Officials and Employees Disclosure Act'. Mayor Marks strongly rejected certain provisions in the proposed legislation and requested Council to consider the matter and so advise the Attorney-General.

In considering this subject, the Council agreed to bring forward the Notice of Motion of Alderman Volrich which was submitted on the topic at the last Council meeting.

With the agreement of Council, Alderman Volrich's motion was changed to read as follows:

MOVED by Ald. Volrich,

THAT the Attorney-General be urged to amend the Public Officials and Employees Disclosure Act, as follows:

- (a) by requiring a public statement of disclosure of land holdings and other relevant business interests in the Regional District, and
  - requiring a statement of other assets to be filed with the Attorney-General, with information therefrom to be made public only on reasonable cause being shown;
- (b) by postponing the effective date for the legislation to December 31, 1974;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Public Officials and  
Employees Disclosure Act (continued)

(c) by requiring that candidates for public office should also similarly be required to file the public statements referred to.

- CARRIED

Council dealt with the clauses in this resolution separately.

(Aldermen Harcourt, Marzari and Rankin voted against the motion in respect of (a) ).

(Aldermen Marzari and Rankin voted against the motion in respect of (b) and (c) ).

MOVED by Ald. Volrich,

THAT the letter from the President of the U.B.C.M. be received and he be advised of the foregoing action taken by Council.

**- CARRIED UNANIMOUSLY**

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

Report of Standing Committee  
on Waterfront, May 23, 1974

Proposed Sign By-law  
(Clause 1)

Council noted a letter from the Seaboard Advertising Co. Ltd., requesting to be heard as a delegation on the matter of billboards, the subject of which is contained in Clause 1 of the report of the Standing Committee on Waterfront dated May 23, 1974.

Council agreed to consider the Standing Committee's report at this time and hear the delegation.

Mr. Finlayson, representing the various persons affected, addressed the Council and filed a brief dated May 28, 1974, advising that Seaboard Advertising Co. Ltd., was in agreement with the 'criteria for approving billboards' referred to in the report of the Committee.

Reference was also made in the submission on the removal of billboards in certain areas.

After giving consideration to the submission and to the Standing Committee's report, it was

MOVED by Ald. Pendakur,

THAT the following recommendation of the Committee be approved:

(a) THAT the parties concerned; the Sign Industry, the Union and the Planning and Legal Departments; be commended on their co-operation with respect to drafting the proposed Sign By-law and requested to continue discussions;

- CARRIED

(Alderman Massey voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Waterfront, May 23, 1974 (continued)

Proposed Sign By-law  
(Clause 1) (Continued)

MOVED by Ald. Massey,

THAT, in accordance with the Committee's recommendations, billboards not be a permitted use.

- LOST

(Aldermen Harcourt, Hardwick, Pendakur, Rankin, Volrich  
and Mayor Phillips voted against the motion)

MOVED by Ald. Pendakur,

THAT the following criteria for approving billboards be incorporated into the proposed by-law, including provisions for a mechanism for turning billboard lights off at midnight:

- (a) The maximum copy size of the billboard is 210 sq. ft.
- (b) The maximum height of the billboard is 16 ft. above grade or the height of the front wall of buildings on adjoining properties, whichever is less.
- (c) The support consists of no more than two poles properly anchored to the ground. Other structural elements are properly concealed.
- (d) Sources of illumination are properly concealed to eliminate glare; with particular reference being given to controlling late night illumination.
- (e) The site on which the billboard is constructed is landscaped and properly maintained.
- (f) No more than one billboard structure located on the same site.
- (g) No part of the billboard is closer to the street line than the front line of the nearest building, or a line drawn between two building fronts when it is located between two buildings.
- (h) No 'view' is obstructed by the billboard.
- (i) The billboard is located in areas compatible with its functions, i.e. general-commercial and industrial districts.
- (j) When a billboard is located next to a residential district on the same street, a distance of 200 feet is maintained between the billboard and the residential district.
- (k) Roof top signs will generally not be allowed; exceptions to be at the discretion of the Director of Planning.

FURTHER THAT there be a five year phasing out of non-conforming billboards and signs under the proposed new by-law;

AND FURTHER THAT the completed draft Sign By-law be submitted to Council by mid July and a Public Hearing be held on the matter in early September, 1974.

**- CARRIED UNANIMOUSLY**

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Waterfront, May 23, 1974 (continued)

The Council also took the following action on Clauses 2 and 3 of the Standing Committee report:

End of Main Street and  
Adjoining Foreshore (Clause 2)

### **Correspondence (Clause 3)**

MOVED by Ald. Pendakur,

THAT the recommendation of the Committee contained in Clause 2 be approved and Clause 3 be received for information.

**- CARRIED UNANIMOUSLY**

COMMUNICATIONS OR PETITIONS (cont'd)

## 9. Programme for Transit Improvements in Vancouver

The Council noted the following letter dated May 21, 1974, received from the Minister of Municipal Affairs:

" I am pleased to write you concerning our programme for immediate transit improvements in Vancouver.

We are pleased with the assistance from your staff in arrangements for our revisions to the Pacific Stage Lines route to gain access to the Oak Street Bridge. We are hopeful that we can change over to the new Cambie-Marine Drive route in the coming week.

We are also acting at this time, to restore late night service in downtown Vancouver. We plan to institute services to leave downtown at 1:40, 2:10, 2:40 and 3:10 a.m. on all trunk transit routes. This will be welcome news to many persons in the City of Vancouver.

In response to a number of requests, we are also restoring service on the Beach to provide evening service to midnight.

I am hopeful that our B.C. Hydro operations people will be able to make these improvements in early July.

We do intend to meet with you to pursue our planning for the next stage of transit services in downtown Vancouver after this session of the Legislature. In the meantime, we understand staff discussions are continuing on the waterfront plan and the proposed ferry terminal for Burrard Inlet.

I shall be pleased to be in further touch with you at the earliest we are free of current obligations."

MOVED by Ald. Rankin,  
THAT the communication be received.

**- CARRIED UNANIMOUSLY**

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

A. BOARD OF ADMINISTRATION  
GENERAL REPORT, May 24, 1974

Works & Utility Matters  
(May 24, 1974)

The Council considered this report which contains four clauses, identified as follows:

- C1.1. Closure of East 13 Feet of Spruce Street from 7th Avenue to a Point 120 Feet North.
- C1.2. Closure of Lane West of Bidwell Street, North of the Lane South of Comox Street, Block 60, D.L.185.
- C1.3. Proposed Pedestrian Overpass - 1000 Block, West Hastings Street.
- C1.4. Landscaping Centre Boulevard on Boundary Road North of Hastings Street.

The Council took action as follows:

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

**- CARRIED UNANIMOUSLY**

**Proposed Pedestrian Overpass -  
1000 Block West Hastings Street  
(Clause 3)**

Mr. Charles T. Paine of Paine & Associates, at the request of Council, spoke re this proposed pedestrian overpass, proposing only a nominal sum as rent be charged, and filed a letter dated May 24, 1974.

MOVED by Ald. Hardwick,

THAT with the exception of (e)(i) dealing with rental, recommendations (a) to (e) of the Board of Administration contained in this Clause, be approved, after adding the Director of Planning to recommendation (a) and rephrasing (e)(iii) to read as follows:

"City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required by the City."

- CARRIED

(Alderman Rankin voted against the motion)

(Underlining indicates change)

MOVED by Ald. Massey,

THAT the following be a condition of approval re pedestrian overpass:

"That rental be \$1.00 per annum, subject to review of the width of the overpass by the Director of Planning for report back to Council with comments from the Design Panel."

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

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The Council recessed at 3:55 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened at 5:25 p.m. in open session in the Council Chamber.

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## **DELEGATIONS**

## Interim Taxis Rate Increase

At this point in the proceedings, the Council agreed to hear a delegation from Mr. Nigel Gow representing a Taxi Drivers Committee, speaking with respect to the interim fare increase authorized recently by Council and which will be the subject of an amendment to the Vehicles for Hire By-law later this day.

Mr. Gow read and filed a submission together with three affidavits from Committee members.

Commissioner Ryan advised the Council on the current position of the Administration with respect to setting guidelines and obtaining information for consultants.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Multi-Purpose Facility:  
Haro Park Site

The Council received the following report dated May 14, 1974, from the West End Planning Team on the matter of a multi-purpose facility at the Haro Park site:

"On July 17, 1973 Vancouver City Council adopted the recommendation of the Standing Committee of Council on Finance and Administration which stated:

1. 'That Council approve in principle the creation of a multi-purpose facility and appropriate housing project under the FP Program on the Haro Park Site;
2. that the West End Planning Team meet with B'nai B'rith, representatives of the FP Partnership and the West End Housing Action Committee for the purpose of submitting to the Council, the best possible multi-purpose housing project scheme and that in one month's time, a timetable be submitted projecting when the development may be completed.
3. that B'nai B'rith be considered as the principal sponsoring agency for this project.'

## **BACKGROUND**

In March, 1973 the City offered for sale to the Provincial Government the property at the northwest corner of Haro and Bute for the purpose of the Provincial Government developing specified housing on the property. In the same month the B'nai B'rith organization proposed to the Municipal and Provincial Government to develop this site for public use.

In June, 1973 the Honourable James G. Lorimer informed the City of the Government's agreement to construct a multi-purpose facility for senior citizens on the site; its development and management to be entrusted to the B'nai B'rith organization.

The Special Projects Committee of the B'nai B'rith with its Chairman Mr. Ted Goodson and Mr. J. Gordon charged Mr. A. Ingre, a Consulting Engineer, to undertake the co-ordination of the project and subsequently its engineering and Mr. George Furnadjieff, an Architect, to provide the architectural design. At the same time, the Netherlands Association with its President Mr. S. Oosterhuis was independently trying to develop a Senior Citizens Service Centre in the West End.

The West End Planning Team in its comprehensive planning efforts of implementing the West End Policy Guidelines #13 (Improve Accessibility of Social Services to Residents) and #14 (Joint Planning of Community Facilities), suggested that the two independent proposals be combined to produce a multi-purpose facility for West End seniors on the Haro Park Site.

Both the Netherlands Association and the B'nai B'rith Society accepted this combined approach and have continued cooperatively with numerous other agencies and West End organizations since then to develop the proposal to its present state.

Upon receipt of Council's instruction, the West End Planning Team has since sponsored and chaired with assistance of B'nai B'rith, Netherlands Association and the Provincial Department of Housing, several meetings. These meetings involved federal, provincial and city officials, B'nai B'rith, Netherlands Association, West End community groups and other associated agencies (see Appendix IV for list of all involved groups) to begin formulating development proposal for this property; to refine this proposal to its present state; to determine types and quality of services to be offered; to define space requirements; and to determine necessary funding for capital costs, furnishings, equipment and annual operating costs.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

**Multi-Purpose Facility:  
Haro Park Site (continued)**

In addition to those agencies directly associated with the Planning Committee for this facility, discussions have occurred with various City of Vancouver Aldermen; Vancouver Centre M.L.A. Emery Barnes; and more recently on April 23, 1974 with the Honourable Ministers Cocke, Levi and Nicholson.

The enclosed proposal was presented at the Provincial Conference on Aging, May 6 and 7, 1974. A task force committee originating from this Conference met on the evening of May 7, 1974 to further examine the proposal in detail. Further conferences will be scheduled.

The envisaged multi-purpose facility is now considered by many government agencies, Central Mortgage and Housing Corporation, the Provincial Department of Housing, the West End Planning Team, West End community groups and West End agency field staff to be able to play an important part in providing social, health and housing services to senior citizens, reducing investment in new senior citizens' housing and providing an opportunity for seniors to remain in their own environment, by means of the Outreach Services which form part of this proposal.

### **SUMMARY OF PROPOSAL**

The objectives of the proposal are: (see Appendix I for expanded proposal)

1. to provide a comprehensive facility with medical and social service components available to all seniors in the West End (8,000 - 13,000) (see Appendix V for demographic information) in order to seek a better method of delivery of services to the aged and a more responsive attitude toward life after sixty;
2. to provide various types of housing accommodation on site for approximately 210-260 seniors;
3. to provide a communication network and 'age-adjusted dwelling units' for approximately 1,000 seniors presently residing within a 2-3 block radius of the proposed Centre in order to permit these seniors to remain living in their present accommodations thus partially reducing the need for new senior citizen housing.

To achieve the above objectives, the physical composition (see Appendix III for architectural sketches) of the total project is proposed as follows:

1. Senior Citizens Service Centre on 2 Main Floors containing:
  - a. restaurant, coffee shop, outdoor eating area and accompanying kitchen facilities
  - b. lobby containing lounge, exhibition and performance areas and an information centre
  - c. library
  - d. communication centre
  - e. learning, education and research centre
  - f. rehabilitation, activity and workshop rooms and therapeutic pool
  - g. medical and counselling offices.
2. Semi Commercial and/or Convenience Outlets on the Main Floor and Basement.
3. A Personal Care Facility of 30 units and an Intermediate Care Facility of 20 units and a SICK Bay with 10 units for short stay (4-5 days) on the Third and Fourth Floors
4. Residential Accommodation for 150 - 200 seniors in a Tower above the Personal Care Facility.

The total capital costs for the above are estimated to be: (see Appendix 111 for cost estimates)

1. Residential, Personal & Intermediate Care Facilities plus pro-rated recreational facilities	\$ 4,328,580.00
2. Service Centre and components	\$ 3,096,420.00
Total	<u>\$ 7,425,000.00</u>

## TIMETABLE

The total complex could be in operation within two years (Summer, 1976) if the concept is accepted by the Province and the funding granted for capital and operating costs for the Service Centre component. (C.M.H.C. has unofficially committed the monies necessary for the Residential, Personal and Intermediate Care Facilities).

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Multi-Purpose Facility:  
Haro Park Site (continued)

## RECOMMENDATIONS

The West End Planning Team recommends that:

1. Council receive this report for information;
2. Council approve in principle this senior citizen proposal as the best possible multi-purpose scheme for the property located at the northeast corner of Haro and Bute Streets in the West End;
3. Council notify (a) the Provincial Government namely the Ministers Levi, Cocke, Nicholson, Dailey and Radford (b) the Vancouver Centre M.L.A.s Barnes and Honourable Lauk and (c) the Vancouver Centre M.P. of Council's approval in principle of this scheme;
4. that Council request the appropriate Committee of Council to explore methods by which the City of Vancouver could contribute financially to this project;
5. that Council request the Special Committee re Vancouver Demonstration Project for 1976 U.N. Conference, to investigate the possibility of recommending this proposed scheme to the Urban Affairs Ministry as a suitable demonstration project for the U.N. Conference."

MOVED by Ald. Harcourt,

THAT the recommendations of the West End Planning Team be approved after amendment to read as follows:

- (1) Council receive this report for information;
- (2) Council approve in principle this senior citizens proposal as the best possible multi-purpose scheme for the property located at the northeast corner of Haro and Bute Streets in the West End;
- (3) Council notify (a) the Provincial Government namely the Ministers Levi, Cocke, Nicholson, Dailey and Radford (b) the Vancouver Centre M.L.A.s Barnes and Honourable Lauk (c) the Vancouver Centre M.P. and (d) the Minister of Urban Affairs of Council's approval in principle of this scheme;
- (4) That Council request the appropriate Committee of Council to explore methods by which the project could be financed;
- (5) That Council request the Special Committee re Vancouver Demonstration Project for 1976 U.N. Conference, to investigate the possibility of recommending this proposed scheme to the Urban Affairs Ministry as a suitable demonstration project for the U.N. Conference.

- CARRIED UNANIMOUSLY

(Underlining indicates amendments)

Works & Utility Matters  
(May 24, 1974) (continued)

Landscaping Centre Boulevard on  
Boundary Road North of Hastings  
Street (Clause 4)

MOVED by Ald. Harcourt,

THAT the recommendation of the Board of Administration contained in this clause be approved.

**- CARRIED UNANIMOUSLY**

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Service & Health Matters  
(May 24, 1974)

MOVED by Ald. Harcourt,

THAT the recommendation of the Board of Administration contained in this report with respect to By-law No. 2405 being the 'Old People's Home By-law', be approved.

**- CARRIED UNANIMOUSLY**

Building & Planning Matters  
(May 24, 1974)

Strata Title Application - New Construction  
at 2450 Cornwall Street (Clause 1)

MOVED by Ald. Pendakur,

THAT the application of Margaz Enterprises (1968) Ltd., under the Strata Titles Act re new Apartment Construction at 2450 Cornwall Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(May 24, 1974)

MOVED by Ald. Harcourt,

THAT the recommendation of the Board of Administration contained in this report with respect to Street Closure - Laurel Street from 57th Avenue to 59th Avenue, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(May 24, 1974)

The Council considered this report which contains eight clauses, identified as follows:

- C1.1. Kitsilano Local Area Planning Office.
- C1.2. One Additional Stenographic Position - Data Processing and Systems Division.
- C1.3. Establishment of Housing Co-ordinator Position - City Planning Department.
- C1.4. Art Gallery Library.
- C1.5. Additional Typewriter for Mayor's Office.
- C1.6. D.P.C. Parking Rates - Lot No.6, (415 West Pender Street)
- C1.7. Police Motorcycles.
- C1.8. Tender Awards.

The Council took action as follows:

Kitsilano Local Area  
Planning Office (Clause 1)

Council was advised that the reference to the square footage per month in Condition (f) and in the recommendation should read per year.

MOVED by Ald. Marzari,

THAT the recommendation of the Board of Administration contained in this Clause be approved, after amendment to read as follows:

"Your Board RECOMMENDS that the Vancouver Resource Board be allowed the use of 200 square feet of office space at 2384 West Fourth Avenue until June 30, 1974, at a rental cost of \$3.50 per square foot per year."

**- CARRIED UNANIMOUSLY**

(Underlining indicates amendment)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters  
(May 24, 1974) (continued)

## Police Motorcycles (Clause 7)

MOVED by Ald. Harcourt,

THAT the recommendations of the Police Commission as contained in this Clause to replace three Yamahas with three Harley Davidsons, be approved, and the \$10,500 costs be appropriated from Contingency Reserve.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration contained in Clauses 2 to 6 inclusive be approved, and that Clause 8 be received for information.

**- CARRIED UNANIMOUSLY**

(Clause 4 was Carried by the Required Majority)

(During consideration of the foregoing report, Alderman Gibson arrived at the meeting)

Property Matters  
(May 24, 1974)

The Council considered this report which contains four clauses, identified as follows:

- C1.1. Acquisition for Replotting Lot E, Block H,  
District Lot 753, 3256 Commercial Drive.
- C1.2. Acquisition for Replotting Parcel 1, North Pt.  
of Block J, D.L. 753, 3291 Findlay Street.
- C1.3. Sale of City-owned 'East 1 foot of West 17 feet  
of Sub.19, Block 315, District Lot 526' North  
Side 1000 Block West 8th Avenue, Between Oak  
and Spruce Streets.
- C1.4. Southwest Corner of Gore and Union,  
Puccini's Italian Restaurant Ltd.

The Council took action as follows:

MOVED by Ald. Volrich,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 3 inclusive, be approved.

**- CARRIED UNANIMOUSLY**

Southwest Corner of Gore & Union  
Puccini's Italian Restaurant Ltd.  
(Clause 4)

MOVED by Ald. Volrich,

THAT the request of Puccini's Italian Restaurant Ltd., to be heard as a delegation, be approved, and the arrangements be left with the City Clerk.

**- CARRIED UNANIMOUSLY**

**BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)**

C. DEPARTMENT GENERAL REPORT  
May 24, 1974

Building & Planning Matters  
(May 24, 1974)

The Council considered this report which contains seven clauses, identified as follows:

- C1.1. Development Permit Application #66103,  
8605 Kerr Street, Vancouver.
- C1.2. Development Permit Application #66289,  
1910 East Kent Avenue South, Vancouver.
- C1.3. Use of Building - 724 Kingsway, Located South  
Side of Kingsway between Fraser Street and  
East 17th Avenue. Development Permit Application  
#65590
- C1.4. Subdivision of Amended Lots 17 and 19,  
Blocks 1 to 4, D.L.37, 2756 and 2768 Ward Street,  
Vancouver, B.C. Mrs Doreen Bucoviz.
- C1.5. Rezoning Application - N/S E. 11th Avenue between  
Commercial & Victoria. Lots 4-12, Block 162,  
D.L. 264A.
- C1.6. Development Permit Application #66689 at  
1550 Rand Street.
- C1.7. Processing Development Permit Application for  
Development along the Fraser River.

The Council took action as follows:

MOVED by Ald. Harcourt,

THAT Clause 1 be received for information and that the recommendations of the Director of Planning contained in Clauses 2, 6 and 7 be approved.

**- CARRIED UNANIMOUSLY**

It was agreed to defer consideration of Clauses 3, 4 and 5 pending the hearing of delegations later this day.

Fire & Traffic Matters  
(May 24, 1974)

MOVED by Ald. Hardwick,

THAT this report with respect to Traffic Arrangements on Seymour Street for B.C. Telephone work, be received for information.

- CARRIED UNANIMOUSLY

D. Lee Building -  
175 East Broadway

It was agreed to defer consideration of this report pending the hearing of a delegation later this day.

— — — — —

The Council recessed at approximately 6:10 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

— — — — —

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Deputy Mayor Alderman Hardwick in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Hardwick  
Aldermen Gibson, Harcourt, Marzari, Massey,  
Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)  
Alderman Bowers (Civic Business)  
Alderman Linnell (Leave of Absence)

## DELEGATIONS

Development Permit Application  
re 724 Kingsway (Copp Credit  
Acceptance Ltd.)

In connection with Clause 3 of the Departmental Report (Building and Planning matters), dated May 24, 1974, relating to Development Permit Application #65590 and use of building at 724 Kingsway for a furniture showroom and retail sales, the Council heard a delegation representing Copp Credit Acceptance Ltd., and a brief was filed in support. The historic details are set out in the clause including the reasons for refusal by the Technical Planning Board and the Board of Variance.

After due consideration, it was

MOVED by Ald. Rankin,

THAT this Development Permit Application be approved for a period of one year on the understanding that eleven parking spaces will be provided on the site of the Union 76 Service Station at the northeast corner of Kingsway and Fraser Street.

- CARRIED

(Alderman Volrich voted against the motion)

Subdivision Application:  
2756 and 2768 Ward Street

Mrs. Doreen Bucovitz appeared in support of an application for subdivision of amended lots 17 and 19, Blocks 1 to 4, D.L. 37 (2756 and 2768 Ward Street).

It is pointed out in Clause 4 of the Department Report (Building and Planning matters), dated May 24, 1974, that the Approving Officer has not the authority to create lots below a width of 33 feet and an area of 3,600 square feet.

MOVED by Ald. Rankin,

THAT this application be approved in principle, and the Director of Planning be requested to report further with a proposed draft by-law amendment to include authority for the Director of Planning to approve the type and design of any buildings which may be constructed on such subdivided property.

**- CARRIED UNANIMOUSLY**

Lee Building:  
175 East Broadway

The following report dated May 24, 1974, was submitted by the Department of Permits and Licenses in connection with the condition of the Lee Building at 175 East Broadway:

cont'd....

Regular Council, May 28, 1974 . . . . . 16

DELEGATIONS (cont'd)

Lee Building: 175 East Broadway  
(continued)

"Council, on May 14th, 1974, when considering the clause of the Standing Committee on Social Services with respect to the Lee Building, passed the following motion:

"THAT the Chairman write to Mr. S. Katsafanas, requesting him to appear before City Council in two weeks' time to resolve all matters regarding the operation of the Lee Building, to the satisfaction of City Council, at which time Council have before it a report from the Director of Permits & Licenses on the matter.'

The Director of Permits and Licenses reports as follows:

BUILDING INSPECTION

This 60 year old building consists of 7 storeys of essentially non-combustible construction and is in an acceptable structural condition. Fire separations between the floors is satisfactory and the building meets all of the requirements which were applicable at the time of its construction.

Inspections were carried out in a number of the suites on the 5th, 6th and 7th floors. Some evidence of moisture was found as well as some rusted steel window frames and an accompanying deterioration of the plaster around the frames. There is evidence of peeling wall paper, chipped plaster at ceiling and walls near the exterior of the building, as well as some damaged floor coverings. It is considered that the possible causes of this dampness could be:

- (a) Normal condensation on windows and/or some leakage through cracked window panes.
- (b) Deterioration of cement parging on exterior walls, particularly those facing North and East.
- (c) Deterioration of the roof covering which was found to be in a questionable state.
- (d) Spilled water in the laundry room located on the 8th floor penthouse.

It is further considered that these are maintenance items which could reasonably be expected in a building of this age.

ELECTRICAL INSPECTION

A search of our records indicates that the electrical vault suffered damage some time ago in a fire. A complete new service was installed in the electrical room. At the time of the installation of the new service, the entire building was surveyed and certain deficiencies were found. In the meantime, the building ownership changed. Action is being taken to force the present owner to upgrade the wiring throughout the building.

PLUMBING AND GAS INSPECTIONS

The gas installation in the building has been completely renewed and tested and complies with the By-law. All of the plumbing in the building was properly installed under the By-law at that time and is in a condition which might be expected in a building of this age. There is significant low water pressure in one cold water supply pipe supplying several suites which would indicate that the line may be blocked with scale or rust. It was also observed that some maintenance is required on a number of faucets and packing glands of valves to prevent leakages.

cont'd....

DELEGATIONS (cont'd)

Lee Building: 175 East Broadway  
(continued)

## FIRE INSPECTIONS

The Fire Warden's Office reports that this building will require an upgrading of the fire escape system when the Fire By-law becomes effective July 1st, 1974. Also, the fire alarm system will require upgrading. The Fire Warden's Office is following normal enforcement procedures on both of these items.

## **HEALTH INSPECTION**

The Medical Health Officer reports that extensive redecorating and refurbishing in a large number of the suites in the building is required. The restoration of water pressure is also necessary in several suites. Orders to the above effect will be expedited by the Health Department and normal enforcement procedures followed.

This report is submitted to Council for INFORMATION."

Mr. Nazoz, on behalf of Mr. Katsafanas, addressed the Council indicating that certain improvements were being made to the building but because of financial circumstances, Mr. Katsafanas had not yet been able to make the various alterations to the building necessary to bring it up to standard. Following a brief explanation by the Medical Health Officer and the City Building Inspector, it was

MOVED by Ald. Marzari,

THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits and Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards.

**- CARRIED UNANIMOUSLY**

Rezoning Application: N/S East  
11th Avenue between Commercial & Victoria

Council received a delegation from Dr. Nathan Batt for South-west Consultants Ltd., in respect of a rezoning application referred to in Clause 5 of the Departmental Report (Building and Planning matters), dated May 24, 1974. Dr. Batt filed supporting material with respect to the proposed development to be on the north side of East 11th Avenue between Commercial & Victoria Drives.

MOVED by Ald. Volrich,

THAT the Standing Committee on Community Development arrange for a Public Meeting to be held in the area to obtain the views of the residents respecting the proposed development by Southwest Consultants Ltd.

- CARRIED

(Deputy Mayor Alderman Hardwick voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee  
on Civic Development, May 9, 1974

The Council considered this report which contains four clauses, identified as follows:

- C1.1. Proposal for the Development of Marathon Realty's Lands in Sub-area 2.
- C1.2. Chinese Cultural Centre.
- C1.3. Langara Citizen's Committee.
- C1.4. Downtown Study Team - Progress Report.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Civic Development, May 9, 1974  
(continued)

Proposal for the Development of  
Marathon Realty's Lands in Sub-  
Area 2 (Clause 1)

MOVED by Ald. Massey,

THAT the recommendation of the Committee in this Clause be deleted and the balance of the Clause be received for information.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Massey,

THAT Clauses 2, 3 and 4 of this Report be received for information.

**- CARRIED UNANIMOUSLY**

F. Report of Standing Committee on  
Social Services, May 9, 1974

The Council considered this report which contains four clauses, identified as follows:

- C1.1. Civic Grant Request - Vancouver East Lacrosse Association.
- C1.2. Child Care Facility for Civic Employees.
- C1.3. Chimo Terrace Recreation Project.
- C1.4. Mental Patients' Association.

The Council took action as follows:

Civic Grant Request - Vancouver  
East Lacrosse Association (Clause 1)

MOVED by Ald. Rankin,

THAT this clause be deferred to the next regular Council meeting and, in the meantime, the Director of Social Planning investigate and report on possible funding sources from the B.C. Amateur Sports Council and the Board of Parks and Public Recreation.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Rankin,

THAT Clauses 2 to 4 inclusive of this Report, be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee  
on Finance & Administration,  
May 9, 1974

MOVED by Ald. Volrich,  
THAT the no-commer-

THAT the recommendations of the Committee contained in this report with respect to Supplementary Capital Program - 1974, be approved.

**- CARRIED UNANIMOUSLY**

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of Standing Committee  
on Waterfront, May 9, 1974

The Council considered this report which contains six clauses, identified as follows:

- C1.1. Vanterm - Access.
- C1.2. Marathon Realty Proposal - Waterfront between Burrard and Seymour Streets.
- C1.3. Public Access to Fraser River under Knight Street Bridge.
- C1.4. Request for Additional Funds - Project Manager, Waterfront Study.
- C1.5. Old Immigration Building - North Foot of Thurlow Street.
- C1.6. Street Lighting.

The Council took action as follows:

Public Access to Fraser River under  
Knight Street Bridge (Clause 3)

MOVED by Ald. Pendakur,

THAT the recommendations of the Committee contained in this Clause be approved, after amending the City Engineer's recommendations 3 and 5 contained in his report dated May 7, 1974 (referred to in recommendation A, Page 3) to read as follows:

- "(3) The Mayor request the Minister of Recreation and Conservation to give a grant equalling one-third of the project's estimated 'other costs', namely \$8,950.00 from the Community Recreation Facility Fund or any other fund he sees fit.
- (5) The City Engineer be authorized to proceed with the detailed design of the structure and acquisition of materials necessary while awaiting approval of grants from the Provincial Government."

- CARRIED

(Aldermen Marzari, Massey and Rankin voted against the motion)

MOVED by Ald. Pendakur,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on  
Social Services, May 9, 1974

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this report with respect to Liveable Needs of the Handicapped, be approved, after making the following amendments:

I(a) Delete "to 10%" and insert in lieu thereof, the word "substantially".

III, IV, V

That these recommendations be prefaced with the words "That the Minister of Human Resources be requested to consider the following"

VII That the Board of Administration report on the installation of washroom facilities for physically handicapped people in the Queen Elizabeth Theatre, and eventually in the Orpheum Theatre, according to By-law No. 4721.

XI That the Board of Administration contact the architect to see whether washroom facilities for physically handicapped people would be included in renovations to the third floor of City Hall.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Standing Committee  
on Housing, May 14, 1974

The Council considered this report which contains five clauses, identified as follows:

- C1.1. The Chinatown Property Owners and Merchants Association
- C1.2. Progress Report - Nicola Street Housing Project.
- C1.3. Progress Report - Enforcement of Fire By-law.
- C1.4. Housing Policy Paper.
- C1.5. Short-Lease Hotels.

The Council took action as follows:

MOVED by Ald. Harcourt,

THAT Clauses 1, 3, 4 and 5 of this report be received for information and the recommendation of the Committee contained in Clause 2 be approved.

**- CARRIED UNANIMOUSLY**

K. Report of Standing Committee on  
Social Services, May 16, 1974

The Council considered this report which contains seven clauses, identified as follows:

- C1.1. Yukon Apartments - 2137 Yukon Street.
- C1.2. East Hotel - 445 Gore Avenue.
- C1.3. Drop-in Centre Program for Youth in the Downtown area - Request for Funding.
- C1.4. Civic Grant Request - Native Information Centre.
- C1.5. Infractions of the Liquor Act.
- C1.6. St. Michael's Day Care - 409 East Broadway.
- C1.7. Day Care Centre - 3328 East 1st Avenue.

The Council took action as follows:

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clause 1 be approved and Clauses 2 to 7 inclusive, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on  
Community Development, May 16, 1974

The Council considered this report which contains three clauses, identified as follows:

- C1.1. Street Vending.
- C1.2. Mount Pleasant Area Council & Ratepayers' Association.
- C1.3. Illegal Suites.

The Council took action as follows:

MOVED by Ald. Volrich,

THAT Clauses 1 and 2 contained in this report be received for information.

**- CARRIED UNANIMOUSLY**

### Illegal Suites (Clause 3)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this Clause be approved, except that recommendation (1) in Alderman Volrich's memorandum of May 16, 1974, re the test plebiscite, be approved 'in principle'.

**- CARRIED UNANIMOUSLY**

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Report of Special Committee re  
Detoxification Centre Society  
Unit, May 16, 1974

Council noted the following report dated May 16, 1974, submitted by the Chairman of the Special Committee re Detoxification Centre Society Unit re further development of Detoxification Centres in Vancouver:

"I met with the Alcohol and Drug Commission May 16, 1974. The plan is to establish four 20-bed units for Detoxification Centres in the City of Vancouver. One unit will be at our China Creek Park site, one unit is to be in the Cordova Street area, one unit is to be attached to the General Hospital and one unit is to be in the City Jail. It is noted that the cost of these units will be entirely the Provincial Government's responsibility.

It would be my recommendation that we turn over the China Creek Park site to the Alcohol and Drug Commission for one dollar a year on a lease basis. The proposal would be to build a pre-fab unit, meeting City by-Laws, with an opportunity of expanding the centre from a 20-bed unit to a 40-bed unit. The Alcohol and Drug Commission sees this as a top priority; the China Creek Park unit to be completed by the end of September and the others by the end of the year. This may be an optimistic view but I am all in favour of their sense of urgency in what is a crisis situation.

I am enclosing, for the Council member's perusal, a report from Mr. R. E. Cutler, Consultant, prepared for the Alcohol and Drug Commission."

MOVED by Ald. Rankin,

THAT the China Creek Park Site be leased to the Alcohol and Drug Commission for \$1.00 a year for the purpose of constructing a pre-fab Detoxification unit on the understanding that this action is not a precedent;

FURTHER THAT three months notice be given to tenants affected by the unit to be located in the China Creek Park Site, and the Properties Department assist in relocating the tenants.

**- CARRIED UNANIMOUSLY**

N.      Illegal Suites:  
          Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under dated of May 24, 1974:

"The Committee of Officials has considered the following requests under the Policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Dow Myong Oh (owner), 1076 West 41st Avenue  
Mrs. Carole Boyle (tenant), 3838 Nanaimo Street  
Helen Richards ( owner), 2542 East 4th Avenue  
Pota Chronopoulos (owner), 517 East 13th Avenue  
Rose Anne C. Jewell (tenant), 174 West 19th Avenue  
Cyril H. Howard (tenant), 7525 Selkirk Street

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

## Illegal Suites: Hardship Cases (continued)

(b) the following applications be approved for one year from the date of this Resolution:

Marsha Irwin (tenant), 2050 Alma Road  
Mervin V. Hanson (tenant), 3642 West 22nd Avenue  
Erma Joyce Fox (owner), 3792 West 12th Avenue  
Mrs. Margaret Kalaski (tenant), 6944 Quebec Street  
Brittain P. Ladouceur (tenant), 3525 West 8th Avenue  
Lorna Hawes (tenant), 3182 West 3rd Avenue  
Michael Ron (owner), 481 West 40th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Harbinderjit & Surinder Sangha ( owner), 1061 East 40th Avenue  
Stephen Hilts (tenant), 31 West 11th Avenue  
William Cockette (tenant), 2590 West 5th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

A. J. Tomkinson (tenant), 2161 West 6th Avenue  
Menno Falk (tenant), 1383 East 64th Avenue "

MOVED by Ald. Rankin,  
THAT the recommendations contained in the foregoing Special Committee report dated May 24, 1974, be approved.

- CARRIED UNANIMOUSLY

O. Report of Standing Committee on  
Civic Development, May 9, 1974

MOVED by Ald. Rankin,

THAT this report of the Committee with respect to Citizens' Guidance Panel - Downtown Planning Study, be received for information.

- CARRIED UNANIMOUSLY

P. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for May 29, 1974, is concerned.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,  
SECONDED by Ald. Gibson,

'THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

## BY-LAWS

1. BY-LAW TO REPEAL BY-LAW NO. 2405,  
BEING THE "OLD PEOPLE'S HOME BY-LAW"

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,  
    THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND  
SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL  
AMOUNT OF \$1,746,670.88 IN LAWFUL MONEY OF  
CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER  
AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL  
IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL  
RATE ON REAL PROPERTY SPECIALLY BENEFITED BY  
SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, May 28, 1974 . . . . . 24

BY-LAWS (cont'd)

4. BY-LAW TO AMEND THE VEHICLES  
FOR HIRE BY-LAW (Seating  
Capacity)

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND THE VEHICLES  
FOR HIRE BY-LAW (Interim Taxi  
Rate Increases)

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO AMEND BY-LAW NO. 3614,  
BEING THE LOCAL IMPROVEMENT  
PROCEDURE BY-LAW

MOVED by Ald. Massey,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Massey,  
SECONDED by Ald. Rankin,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Consolidation with the Abutting Lands, of Portion of Lane North of Pandora Street, west of Victoria Drive

MOVED by Ald. Pendakur,  
SECONDED by Ald. Rankin,  
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portion of the lane north of Pandora Street, west of Victoria Drive is surplus to the City's highway requirements and the abutting owners have made application to acquire this portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by Plan 5155 lying between the southerly production of the easterly limit of Lot 31, except the east 7 feet, now road, Block 2, Subdivision "E", District Lot 183, Plan 5155 and a line drawn parallel to and 123 feet westerly from the said southerly production. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 22nd day of February, 1974, and marginally numbered LF 6897, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes (5890 Kerr Street)

MOVED by Ald. Pendakur,  
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 9, North West Quarter of Block 17, District Lot 50, Plan 3316, described as follows:

COMMENCING at the southwesterly corner of said Lot 9; THENCE N $0^{\circ} 01' 20''$  W, 32.95 feet, more or less, following in the westerly limit of said Lot 9 to the north westerly corner of said Lot 9; THENCE S $89^{\circ} 45'$  E, 14.18 feet, following in the northerly limit of said Lot 9; THENCE S $0^{\circ} 28' 30''$  W, 32.96 feet, more or less, to intersection with the southerly limit of said Lot 9 at a point 13.89 feet easterly from the southwesterly corner of said Lot 9; THENCE N $89^{\circ} 42' 30''$  W, 13.89 feet, following in the southerly limit of said Lot 9 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 15, 1973, and marginally numbered LF 6803.

(5890 Kerr Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

Alderman Volrich -  
University Endowment Lands

expressed concern that the Council had received no reply from the Provincial Government to Council's resolution of February 5, 1974, re the development of the University Endowment Lands.

MOVED by Ald. Volrich,  
SECONDED by Ald. Pendakur,

THAT the Mayor be requested to write to the Provincial Government reiterating Council's position with respect to the University Endowment Lands and requesting a meeting as a matter of urgency.

**- CARRIED UNANIMOUSLY**

Deputy Mayor Hardwick -  
Recreational Study:  
Langara Lands

requested consideration of an additional appropriation of \$1,000 for the purpose of a recreation study which is required in connection with Langara Lands.

MOVED by Ald. Gibson,  
SECONDED by Ald. Harcourt,

THAT an additional appropriation of \$1,000 be allotted to the Director of Planning for the purpose of a recreational study in connection with Langara Lands.

- CARRIED

(Alderman Rankin voted against the motion)

The Council adjourned at approximately 10:15 p.m.

\* \* \* \*

The foregoing are Minutes of the Regular Council meeting of May 28, 1974, adopted on June 11, 1974.

A. Phillips

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**MAYOR**

B. W. Reid  
CITY CLERK

Board of Administration Report, May 24, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of East 13 Feet of Spruce Street from 7th Avenue to a Point 120 Feet North

The City Engineer reports as follows:

"On August 15th, 1972 Council considered the following report and approved the City Engineer's Recommendation:

'R.C. Purdy Chocolate's plant is on the northwest corner of 7th Avenue and Spruce Street. The company has renovated the factory and landscaped the front of their property. The access to the plant has been off Spruce Street for over 20 years. This access has been improved by the company.

Spruce Street is not open to vehicular traffic except for the Purdy access, because of the excessive grade from 7th Avenue to 6th Avenue. The City has a bulkhead midway between 7th Avenue and 6th Avenue with steps alongside for pedestrian traffic. A pathway meanders down Spruce Street from 7th Avenue to the steps. The east 13 feet of the street is fenced in by the owner of the property on the northwest corner. The remainder of the street is in a rather unkept condition with a dirt area used by children to play on.

Purdy Chocolates has requested a lease of the portion of street abutting their property. They wish to improve their access, to landscape the balance of the lease area, provide a more satisfactory pathway for pedestrian traffic and have a small area for a childrens' playground.

Spruce Street north of 7th Avenue is surplus to the City's normal highway requirements.

I RECOMMEND that the west 53 feet of Spruce Street between 7th Avenue and the northerly limit of Purdy Chocolates property (Lot 11, Block 294, D.L. 526) be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to the following conditions:

- (a) The lease area to be used only for access of Purdy's, pedestrian access to the stairway, landscaping and children's play area all to the account of the lessee.
- (b) The term of the lease to be 15 years at a nominal rental of \$15.00 for the term and subject to renewal.
- (c) Cancellation of the lease on a one year notice if the street is required for municipal purposes.
- (d) Pedestrians to have access over the lease area on a well kept pathway to existing stairway.
- (e) The existing stairway and bulkhead are excluded from the lease as they remain the responsibility of the City.
- (f) Any childrens' play area to be provided as a responsibility of the lessee.
- (g) The City to be relieved of all liability.
- (h) The leased area always to be kept in a neat and tidy condition.
- (i) The City to maintain the right of entry at all times for the installation and repair of all utilities and the bulkhead.
- (j) The existing barricades at 7th Avenue to remain.

Cont'd . . .

Board of Administration Report, May 24, 1974 . . . . . (WORKS - 2)

Clause 1 cont'd

- (k) An agreement satisfactory to the Corporation Counsel and City Engineer.'

The east 13 feet of Spruce Street was not included in the street closure at that time because of the ownership of the property on the northeast corner of 7th Avenue and Spruce Street. R.C. Purdy Chocolates Ltd. now own this property, namely Lot 20, Block 295, D.L. 526, Plan 590 and in arranging to draw up the lease referred to above, they have made application to have this portion of street included in their childrens' play area. Their use of this surplus portion of Spruce Street is providing a good neighbourhood area for children.

I RECOMMEND that the east 13 feet of Spruce Street between 7th Avenue and the westerly production of the northerly limit of Lot 20, Block 295, D.L. 526, Plan 590 be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to all the conditions for leasing of the west 53 feet of the street. The \$15.00 rental to apply to the full width of street."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of the Lane West of Bidwell Street, North of the Lane South of Comox Street, Block 60, D.L. 185

The City Engineer reports as follows:

On September 9th, 1969 Council approved the following item:

'The lane west of Bidwell Street northerly from the lane south of Comox Street is surplus to our highway requirements. An application has been received for the acquisition of this lane from the abutting owner.

I RECOMMEND that the lane west of Bidwell Street, north of the lane south of Comox Street be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The value of the closed lane to be \$6,240 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The closed lane to be consolidated with the abutting lands.'

The applicant at that time did not carry on with his proposed development and no further action was taken on the lane closure. The conditions were not met.

A further request was made by a different applicant in June 1973 to acquire this portion of lane. The value of the lane at that time was set at \$15,575.00. No action was completed.

A new applicant has now requested the surplus lane be closed and conveyed.

I RECOMMEND that the lane at the rear of Lots B, C, and D of Lots 8 and 9, Block 60, D.L. 185, Plan 5223 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The value of the closed lane be \$23,154 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to provide a subdivision plan showing the closed lane consolidated with the abutting properties in a manner satisfactory to the Approving Officer.
- (c) The applicant to pay the City \$50.00 for City documentation.
- (d) The applicant to deposit the subdivision plan in the Land Registry Office and pay all costs of registration."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration Report, May 24, 1974 . . . . . (WORKS - 3)

3. Proposed Pedestrian Overpass - 1000 Block West Hastings Street

The City Engineer reports as follows:

"British Pacific Building Limited, 1055 West Hastings Street, one of the Guinness Family Companies have applied, as part of the development of Oceanic Plaza, to construct a pedestrian overpass across Hastings Street between the new Plaza and the existing Guinness Tower also owned by the same company.

The structure would be a single open deck pedestrian overpass 12.17 ft. wide approximately 230 ft. west of Burrard Street. Minimum clearance over the street would be 18 ft.

The points affecting the City with regard to this structure have been carefully considered. A rental rate has been recommended by the Supervisor of Property and Insurance.

I RECOMMEND approval on the following conditions:

- a. That detailed plans satisfactory to the City Building Inspector, Fire Chief and City Engineer be submitted.
- b. That construction and maintenance of the structure be in accordance with all City By-laws and satisfactory to the City Building Inspector, Fire Chief and City Engineer.
- c. That the owner bear the cost of any alteration to utilities necessitated by this installation.
- d. That no advertising matter be put on the structure .
- e. That a lease agreement be entered into satisfactory to the Corporation Counsel and City Engineer, including the following provisions, in addition to points a, b, c and d above:
  - i. Rental to be \$2,673.00 per annum, plus an annual amount in lieu of land taxes based on adjoining land assessments.
  - ii. Rental to be reviewed every five years.
  - iii. City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required for civic purposes.
  - iv. The lessee to cover the structure in a manner satisfactory to the City Engineer if, in the opinion of the City Engineer, its use as an open overpass proves to be unsatisfactory.
  - v. The lessee to indemnify the City from all damages, lawsuits, etc.
  - vi. Term of agreement to be 30 years.
  - vii. Lessee to remove structure at end of term of agreement or upon prior cancellation. Removal to be at no cost to the City. If lessee fails to remove structure, City may remove it and charge cost to lessee."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Landscaping Centre Boulevard on Boundary Road North of Hastings Street

The City Engineer reports as follows:

"There are eleven City street blocks of Boundary Road between Hastings Street and Edinburgh Street, the north extremity of developed Boundary Road.

With the exception of minor curb installations on the Burnaby side of the center boulevard, which Burnaby will complete this spring, all of the eleven blocks on both the east and west roadways are now improved with curbs and pavements.

Cont'd . . .

Board of Administration Report, May 24, 1974 . . . . . (WORKS - 4)

Clause 4 cont'd

The center boulevard dividing the two roadways has been landscaped with grass on seven of the eleven blocks. The landscaping of the four blocks was deferred pending complete pavement improvement of the east and west roadways.

In past years complaints were received from residents on the Vancouver side of Boundary Road regarding the condition of the center boulevard. The Vancouver residents on the improved blocks felt that having made their contribution by way of local improvement taxes towards the improvement of Boundary Road, they should be entitled to a landscaped boulevard similar to the area between Hastings and Joyce Streets.

In view of the complaints from the residents, discussions were held with the Municipal Engineer of Burnaby who agreed that Burnaby would contribute 50% towards the cost of landscaping the centre boulevard on the blocks of Boundary which are improved, on the Vancouver side with pavements and curbs.

The estimated cost of landscaping the four blocks is \$7,500.00 which would be shared equally between the City and Burnaby. Funds for the City share of this estimate are available in Streets Capital Fund Appropriation No.148/7915, 'Landscape Islands and Boulevards - Unappropriated'.

On completion of this landscaping, the boulevard grass would be regularly mowed in keeping with the area south of Hastings Street and the seven blocks north of Hastings Street.

I RECOMMEND that:

An appropriation in the amount of \$3,750 be established as the City's share of the cost of landscaping the centre boulevard on four improved blocks of Boundary Road between Eton and Edinburgh Streets, this work to be undertaken by City forces when an equal amount has been provided by the Municipality of Burnaby as their share of the cost."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 456

Board of Administration, May 24, 1974 . . . . . (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

A-2

1. Re By-law No. 2405: "Old People's Home By-law"

The Director of Legal Services reports as follows:

"The By-law above referred to was enacted in 1936 and is therefore nearly 40 years old. It was enacted to establish Taylor Manor and laid down the rules governing admittance and its operation.

Mr. D. Butler, Executive Director of Community Services, has written to me pointing out that by today's social assistance criteria it is not only out of date but in fact violates certain of them. For example, the by-law requires any person being admitted to turn over all his assets to the City, whereas today's regulations allow a person to have \$1,500 and yet still be eligible for care.

A by-law is not necessary in order to operate and maintain Taylor Manor, and since the by-law is in fact so out of date Mr. Butler requests, and I concur, that it should be repealed so that it can be operated in an ordinary administrative fashion in accordance with such rules as may be established from time to time.

Accordingly I recommend that By-law No. 2405 be repealed."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 460

Board of Administration, May 24, 1974 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

**A-4**

CONSIDERATION

1. Strata Title Application - New Construction  
2450 Cornwall Street - Lot 'B', Block 191  
D.L. 526, Plan 15268  
Margaz Enterprises (1968) Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from MARGAZ ENTERPRISES (1968) LTD., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 41 dwelling units at 2450 Cornwall Street.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:-

Subsection (a) - The true interest on Financing and  
Subsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by Mercantile Bank of Canada. Mortgage financing is available to purchasers through Royal Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Arrangements have been made with the Royal Trust Company to facilitate mortgage loans for approved purchasers based on the Royal Trust Company's prime mortgage lending rate prevailing at the time of purchase. The Royal Trust mortgages do not provide for bonuses or other similar provisions. The developers have made no arrangements for secondary financing and will not carry any 2nd mortgages. Second mortgage financing, up to \$5,000 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or other financial institutions.

Subsection (c) - Details of a management contract and monthly servicing

A management contract has been negotiated with Westerham Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata Lot Owners is \$7.00 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act. A copy of the proposed contract is attached to the prospectus.

cont'd .....

Board of Administration, May 24, 1974 . . . . . (BUILDING - 2)

Clause No.1 continued

Estimated Monthly Maintenance Assessments payable in respect of each Strata Lot to the Strata Corporation:

Apt. #	Strata Lot #	Gross Sq.ft. of Strata Lot	Approx. sq.ft.of Strata Lot	# Stalls incl. Gross sq.ft. of Strata L.	Estimated Maintenance Cost per Year	Est. Maint. Cost per Month
107	1	1415	954	2	\$ 612.72	\$51.06
108	2	1106	625	2	390.72	32.56
109	3	1102	625	2	390.72	32.56
110	4	633	441	1	257.52	21.46
111	5	1150	613	2	381.84	31.82
113	6	1569	992	2	630.48	52.54
202	16	852	430	1	248.64	20.72
203	17	895	596	1	364.08	30.34
204	18	957	596	1	364.08	30.34
205	19	1470	886	2	568.32	47.36
206	20	707	521	1	293.04	24.42
207	7	1433	959	3	630.48	52.54
208	8	842	625	1	408.48	34.04
209	9	828	625	1	417.36	34.78
210	10	645	441	1	266.40	22.20
211	11	839	625	1	417.36	34.78
212	12	822	625	1	417.36	34.78
213	13	1402	959	3	683.76	56.98
214	Com. Property	521	521	3	Com. Property	
215	14	1465	886	2	577.20	48.10
216	15	1405	596	2	488.40	40.70
301	31	776	532	1	328.56	27.38
302	32	729	430	1	248.64	20.72
303	33	813	596	1	364.08	30.34
304	34	826	596	1	364.08	30.34
305	35	1256	886	2	568.32	47.36
306	36	715	521	1	310.80	25.90
307	21	1415	959	3	666.00	55.50
308	22	979	625	2	461.76	38.48
309	23	986	625	2	461.76	38.48
310	24	645	441	1	328.56	27.38
311	25	990	625	2	479.52	39.96
312	26	973	625	2	479.52	39.96
313	27	1404	959	3	754.80	62.90
314	28	711	521	1	319.68	26.64
315	29	1278	886	2	577.20	48.10
316	30	826	596	1	364.08	30.34
PH 1	40	2016	1021	3	834.72	69.56
PH 2	41	2953	1559	4	1118.88	93.24
PH 3	37	2886	1559	4	1056.72	88.06
PH 4	38	1989	963	3	799.20	66.60
PH 5	39	1319	649	2	532.80	44.40

The above estimates include the following items for the common property only:

General Operating - caretaker, insurance, management, legal and audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas (fuel), water, garbage and intercom. General Reserve - reserves for replacement of roof and common area carpeting, etc.

(The assessments do not cover electricity for each Strata Lot which are on separate meters.)

cont'd .....

Board of Administration, May 24, 1974 . . . . . (BUILDING - 3)

Clause No.1 continued

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various Strata Lots for 1975, gross without the Homeowners' Grant, is as follows:

Apt. #	Taxes	Apt. #	Taxes
107	\$ 696.00	301	\$ 360.00
108	444.00	302	300.00
109	444.00	303	432.00
110	300.00	304	432.00
111	444.00	305	660.00
113	744.00	306	360.00
202	300.00	307	780.00
203	432.00	308	540.00
204	432.00	309	540.00
205	660.00	310	360.00
206	360.00	311	540.00
207	744.00	312	540.00
208	480.00	313	900.00
209	480.00	314	360.00
210	300.00	315	720.00
211	480.00	316	432.00
212	480.00	PH 1	960.00
213	840.00	PH 2	1320.00
214	Com.	PH 3	1260.00
215	720.00	PH 4	948.00
216	600.00	PH 5	600.00

The taxes shown are gross without Homeowner Grant, owner may, if qualified, apply to receive the Homeowner's Grant in the amount of \$200.00 plus \$50.00 extra for Senior Citizens, plus \$30.00 to \$40.00 School Tax removal and Resource Fund Grant.

Other than property taxes referred to above and the monthly assessment referred to in paragraph 4 above, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

A total of three parking spaces are common property.

(All other parking stalls are part of individual Strata Lots.)

(b) Storage Lockers

Each Strata Lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(c) Laundry Rooms

The laundry room on each floor shall be for the exclusive use of the Strata Lots on that floor. Laundry equipment is leased and coin operated and the Strata Corporation will receive a portion of the gross income.

(d) Caretaker Suite

Suite 214 is common property including adjoining patio.

Board of Administration, May 24, 1974 . . . . . (BUILDING - 4)

Clause No.1 continued

(e) Sauna

The sauna area is common property.

All property of the Strata Plan is to be common property except 41 Strata Lots to be owned by the individual owners.

(f) Patios and Balconies

Each Strata Lot has a balcony or patio which forms part of the Strata Lot.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lot.

Also attached to the prospectus is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he is in receipt of a letter from Mr. W. R. Lort, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Lort undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section I (3) of the Council policy."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 460

Board of Administration, May 24, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

**A-6**

RECOMMENDATION

1. Street Closure - Laurel Street from 57th Avenue to 59th Avenue

The City Engineer reports as follows:

"In a letter dated April 30, 1974, Mr. A. F. Clark, Principal of Sir Wilfred Laurier Elementary School, 7350 Laurel Street, Vancouver, B.C. requested that Laurel Street from 57th Avenue to 59th Avenue be closed to vehicular traffic on Friday June 14, 1974 from 12:00 noon to 3:00 p.m.

The purpose of the street closure is to enable the school to hold a Soap Box Derby on the street. There will be approximately 25 participants with approximately 300 spectators composed of students, teachers and parents.

The event will be supervised by the teachers and the Police Department have agreed to provide two police officers to act as Marshalls. The street can be barricaded in a manner which will provide a 'buffer' zone north of 59th Avenue to ensure that the participants do not travel out of the closed off area. The teachers will also ensure that the Derby is conducted in a safe manner.

There are no objections to the proposal from a Police Department or a Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that Mr. A. F. Clark, Principal of Sir Wilfred Laurier Elementary School, be permitted to close to vehicular traffic, Laurel Street from 57th Avenue to 59th Avenue on Friday June 14, 1974 from 12:00 noon to 3:00 p.m. subject to the following conditions:

- (a) The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from the street closure.
- (b) The cost of temporary traffic controls be borne by the applicant.
- (c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

(Copies of the communication from Mr. A. F. Clark dated April 30, 1974 to the Chief Constable are circulated for information.)

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FOR COUNCIL ACTION SEE PAGE(S) .....

Board of Administration, May 24, 1974 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Kitsilano Local Area Planning Office

The Director of City Planning reports as follows:

"Vancouver City Council at its meeting of April 2, 1974, approved the establishment of the Kitsilano Area Planning Program in premises at 2384 West Fourth Avenue.

This site office has an area of approximately 1900 square feet. At the present time, the space requirements for civic staff operating out of this location is approximately 1500 square feet. Thus, there is a surplus of approximately 400 square feet for the present time.

In budgeting for space in the site office, approximately 200 square feet was allocated for the use of community groups on a temporary basis.

At the present time arrangements are being made by the Vancouver Resource Board (responsible for the integration and decentralization of Social Services in Vancouver) for an election on June 25, 1974 to establish the Kitsilano Resource Board. A Task Force has been established by this organization of the Department of Human Resources to publicize and conduct the election.

They are in need of approximately 200 square feet on an interim basis to conduct their operations from. This would involve two staff people: a secretary and communication specialist in office operation.

As the Kitsilano Area Planning Program is to be a comprehensive planning effort involving both physical and social aspects of the community, it appears desirable to have the Kitsilano Resource Board who will be conducting Social Planning in the area, utilize the presently available space.

Discussions have been conducted with the Resource Board and they are willing to operate in these premises on the following conditions:

- a) The use of the premises will terminate on June 30, 1974.
- b) The Department of Human Resources through the Vancouver Resource Board will be responsible for any damage or theft occurring during their activities.
- c) The operation will be primarily an office function with occasional committee meetings.
- d) The City Planning Department as operator of this office will be responsible for the conduct and operation of their activity.
- e) Any signs they place on the windows will be limited to approximately four square feet.
- f) The Vancouver Resource Board pay rental at the rate of \$3.50 per square foot per month (the cost to the City being \$58.00 per month).

Your Board RECOMMENDS that the Vancouver Resource Board be allowed the use of 200 square feet of office space at 2384 West Fourth Avenue until June 30, 1974, at a rental cost of \$3.50 per square foot per month.

Board of Administration, May 24, 1974 . . . . . (FINANCE - 2)

2. One Additional Stenographic Position -  
Data Processing and Systems Division

Your Board has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"The Data Processing and Systems Division has one stenographic position to support the needs of forty staff members. The work load has grown in the past year to such an extent that one stenographer cannot adequately service this Division's clerical requirements. There are a number of reasons which have caused this increase in the work load.

- (i) In 1973 the programming staff was increased from four to sixteen. This increase has resulted in an increase of typing and related clerical work.
- (ii) The Supervisor of Data Processing Operations has traditionally been responsible for ordering all supplies and looking after the accounting for the Division. A few years ago these duties took very little time, but the volume grew until these duties began to infringe upon the time required to adequately perform his supervisory duties. Consequently, in February, 1974, the accounting and ordering tasks were transferred to the Division's Clerk Stenographer III.
- (iii) Two systems analysts who have been working at the Police Department will be returning to work in the City Hall and will require clerical services here, rather than at the Police Department.
- (iv) We are no longer able to have typing done in the Director of Finance's Office because the two stenographers there have no free time.

For the last two months, we have been assisted by a part-time typist for four hours per day, but this is not sufficient and a full-time clerical position is required immediately.

The Director of Personnel Services has examined the work of the proposed position and has classified the work as that normally done by a Clerk-Stenographer II.

COST:

The annual cost for a Clerk-Stenographer II at 1974 rates and including fringe benefits is \$7,920. The cost for the remainder of 1974 is \$4,300. There would be a one-time cost of approximately \$1,050 for a desk, chair, and typewriter.

The Comptroller of Accounts advises that the necessary funds for the remainder of 1974 can be provided from Contingency Reserve.

This report has been discussed with the Business Agent for the MREU.

I recommend that:

- A. a new Clerk-Stenographer II position be created in the Data Processing and Systems Division at an additional annual cost of \$7,920.
- B. \$4,300 be provided for salaries for the remainder of 1974, and
- C. that \$1,050 be provided for furniture and a typewriter."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems Division be approved.

Board of Administration, May 24, 1974 . . . . . (FINANCE - 3)

3. Establishment of Housing Co-ordinator  
Position - City Planning Department

The Director of Planning reports as follows:-

"At a recent meeting with Alderman Harcourt, the urgent necessity of co-ordinating the City's housing efforts was discussed. The conclusion was reached that it would be desirable to have a Housing Co-ordinator on the Overall Planning Staff of this department. The need for an emphasis on housing policy was stressed in the City Planning Department report 'Shaping the Future' and the suggested Co-ordinator would undertake this work. This would entail the examination of the City's present stock of residential accommodation in relation to need, suggest distribution of types within the context of the population allocation in the G.V.R.D. Liveable Region Plans, and suggest other methods of providing housing and the necessary control measures.

In our report of April 9, 1974, 'Planning Department Staffing and Budget', two new Planner II positions were proposed for the Overall Planning Division. It is suggested that the Housing Co-ordinator position should be one of these.

Because of the housing crisis it is recommended that this position be established as soon as possible without waiting for the final decision on the balance of the April 9, 1974, report.

Summary of additional costs are as follows:-

<u>Salaries</u>	<u>1974 (6 months)</u>	<u>Annual</u>
Housing Co-ordinator @ \$1,327	\$7,962	\$15,924
Fringe Benefits @ 12½%	1,000	1,990
Auto Allowance @ .13¢ per mile	100	200
Total Salary Costs	\$9,062	\$18,114

New and Non-Recurring

1 Desk	\$366
1 Chair	100
2 Side Chairs	110
@ \$55 each	
1 Lay-out Table	120
1 Bookcase	100
1 Filing Cabinet	150
1 Transcriber	150
1 Calculator	250
Miscellaneous	
(wastebaskets, etc.)	54
etc.)	
	\$1,400
	<u>                        </u>
	\$10,462

The Comptroller of Accounts advises that funding is not provided within the 1974 Departmental Budget. If this report is approved, the source of funding should be from the Contingency Reserve.

A copy of this report has been given to the Business Manager of the Vancouver Municipal and Regional Employees' Union.

It is therefore RECOMMENDED that Council -

- (A) Approve the hiring of a Housing Co-ordinator;
- (B) The Director of Personnel Services to report on the classification to the Board of Administration for approval;
- (C) Auto Allowance (at intermittent rate of .13¢ per mile) for this position be approved;
- (D) Funds for 1974, estimated at \$10,462, to be provided from Contingency Reserve. "

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

Board of Administration, May 24, 1974 . . . . . (FINANCE - 4)

4. Art Gallery Library

The Director of the Vancouver Art Gallery has had correspondence with the Chairman of the Vancouver Library Board and others concerning the greater public use of the Art Gallery Library. At the present time, the Vancouver Art Gallery Library is open 2 days each week and during that time approximately 150 persons make use of the material in the Art Gallery Library for reference purposes.

The material consists of approximately 6,000 volumes and the Art Gallery subscribes to 60 periodicals. The material held is of a technical nature and is not generally duplicated by either the Public Library collection or the material held at the University Library.

In order to make the Art Gallery Library material available to the public on a 5 day per week basis, it is recommended that the City make a supplementary grant available to the Art Gallery at the rate of \$8,000 per annum, effective July 1, 1974, so that the grant for 1974 will be increased by \$4,000.

It is further recommended that the Director of the Art Gallery consult with the Director of the Vancouver Public Library concerning the purchase of library materials, cataloging, indexing and staffing matters (Mr. M. Jordan, Director of the Vancouver Public Library has agreed to render appropriate assistance to the Art Gallery when requested). If the recommendations of this report are approved the Comptroller of Accounts recommends funds be provided from Contingency Reserve.

Your Board RECOMMENDS that the recommendations contained in this report be approved.

5. Additional Typewriter for Mayor's Office

Your Board has received the following report from the Director of Finance:

"The administrative restructuring of the support staff in the Mayor's Office has resulted in three staff members requiring typewriters by virtue of the nature of their work, in place of the two previous. Both for convenience and in light of the distribution of workload all three of these staff members should have their own typewriters.

I recommend that Council approve the provision of \$660 from Contingency Reserve to provide a typewriter and typing stand for the position occupied by Mrs. Pat Barby."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

6. D.P.C. Parking Rates - Lot No. 6  
(415 West Pender Street)

The City Engineer reports as follows:

"Because insufficient data on the duration of stay for Lot No. 6 was available prior to the previous D.P.C. Rate Report, rates for this lot were not dealt with.

The short-term utilization of the lot is high, so a major long-term parking increase is not required. The current maximum daily rate is \$1.60. The proposed rate structure is:

Maximum Daily Rate      \$1.75

Transient Rate            \$ .15 /half hour

cont'd ....

Board of Administration, May 24, 1974 . . . . . (FINANCE - 5)

Clause No. 6 (cont'd)

The completely changed rate structure for all D.P.C. lots will become effective on June 3, 1974.

The management of the Downtown Parking Corporation concurs with this report.

The City Engineer RECOMMENDS that Council approve the proposed rates for Lot No. 6."

Your Board RECOMMENDS that the recommendation of the City Engineer be approved.

CONSIDERATION

7. Police Motorcycles

The Chief Constable and City Engineer report as follows"

"On February 28, 1974, the Vancouver Board of Police Commissioners recommended that the three Yamaha motorcycles purchased in 1973 on a trial basis be replaced with Harley Davidson motorcycles.

A copy of the report from the Traffic Superintendent to the Police Commissioners on this matter is attached. In brief, one Yamaha motorcycle has been put into service, and during the first six weeks it was operated by twelve members of the Traffic Division. Each Constable was required to complete an evaluation report. In general, the Yamaha motorcycle was found to be uncomfortable to ride and unsuitable for Police enforcement in Vancouver. The officers reported back pain and other discomforts from using the machine. Even with modifications designed to make the motorcycle more suitable, it does not meet Police operational needs.

The following background is necessary in considering the Board of Police Commissioners' recommendation.

Background

Motorcycle maintenance costs have been a source of concern for several years. As a result of these concerns, expressed by the Director of Finance and Board of Administration as well as senior Police officials, the Engineering Department has studied two methods of reducing motorcycle costs:

- a) by replacing the Harley Davidson motorcycle at its minimum cost life;
- b) by utilizing a less expensive make of motorcycle (e.g., Yamaha, Honda, MotoGuzzi, etc.).

The Harley Davidson motorcycles are now replaced according to the minimum cost life (report to Board of Administration dated February 12, 1971). After consultations between the Engineering Department and the Police Department, it was decided to try an alternative motorcycle to the Harley Davidson; several makes of machines used elsewhere for Police work are available. It was agreed that one motorcycle for comparison would not be a suitable test, and that three units of one type should be evaluated.

Tenders were called for alternative motorcycles, and three Yamaha motorcycles were ordered. These three motorcycles were to be used on a trial basis to establish if there were any cost savings to be realized, and to establish if these motorcycles were suitable for City of Vancouver Police work. The Yamaha motorcycles were delivered in the spring of 1973, and one motorcycle has been outfitted for the Police and put into service.

Board of Administration, May 24, 1974 . . . . . (FINANCE - 6)

Clause No. 7 (cont'd)

The only argument for the purchase of foreign motorcycles is cost reduction. Several Cities have advised us that they use foreign motorcycles and that, in their opinion, the costs are lower than can be obtained using Harley Davidson machines. We have also been told that performance of the foreign motorcycles is equivalent or superior to the Harley Davidson. While the short trial of the Yamaha machine in Vancouver provides little basis for life-cost comparison, data we have obtained from Los Angeles provide a relative indication of the operating costs of a similar foreign machine, and we have used this information to generate the following approximate cost comparison, in 1973 dollars:

	Harley Import Motorcycle	Davidson	
	Vancouver	Los Angeles	Vancouver
	Costs	Costs	Costs
Annual Purchase & Outfitting Costs (including 8% interest)	\$ 900 *	\$ 900	\$1,300 *
Annual Operating and Maintenance Costs	\$1,450 **	\$1,400 ***	\$1,750 ****
Total Annual Costs	\$2,350	\$2,300	\$3,050

- \* Annual purchase and outfitting costs are based on a 4-year life for both the imports and Harley Davidson machines.
- \*\* City of Vancouver's operating and maintenance costs are based upon 4,400 miles of operating history on one 1973 Yamaha motorcycle.
- \*\*\* City of Los Angeles operating and maintenance costs are based upon 900,000 miles of operating history from 130 Honda and MotoGuzzi motorcycles.
- \*\*\*\* City of Vancouver's Harley Davidson motorcycle operating and maintenance costs are based upon 25,000 miles of operating history on four 1973 Harley Davidson motorcycles.

On the basis of the above information, the Engineering Department felt that from a mechanical and cost control point of view only, foreign motorcycles might produce some cost savings.

The trial period, in the Engineers' opinion, was not adequate to evaluate the economics of using Yamahas in Vancouver.

However, operating considerations must also be included in the decision. The Police Department, as set out in the report from the Traffic Superintendent, has criticized the sensitive clutch action, 5-speed transmission in lieu of 4-speed transmission, and overheating of engine as well as comfort.

On these grounds, a Harley Davidson is superior, and the Chief Constable considers the foreign motorcycles unsuitable for police enforcement in Vancouver.

In December, 1973, a joint report from the City Engineer and Chief Constable was submitted to the Board of Administration recommending replacement of the three Yamaha motorcycles with Harley Davidson motorcycles. The Board did not authorize the purchase of three additional Harley Davidson motorcycles, and suggested that if the Chief Constable wished to pursue the matter further, it should be taken up with the Police Commission for recommendation to City Council.

cont'd ....

Board of Administration, May 24, 1974 . . . . . (FINANCE - 7)

Clause No. 7 (cont'd)

The matter has been considered by the Police Commission, and they have recommended that provision be made in 1974 Police estimates for the replacement of 3 Yamaha motorcycles with 3 Harley Davidson motorcycles.

This matter is being submitted to City Council for consideration. If Council approves the Police Commission recommendation, \$10,500 is required from the 1974 Contingency Reserve for the purchase and outfitting of three Harley Davidson motorcycles to replace the existing 3 Yamaha motorcycles purchased in 1973. (The estimated cost to purchase and outfit a Harley Davidson motorcycle is \$4,500, and the expected trade-in or auction credit for the Yamahas is \$1,000, resulting in a net cost of \$3,500 to replace each of the 3 Yamahas.)"

Your Board submits the above report of the Chief Constable and City Engineer to Council for CONSIDERATION.

INFORMATION

8. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City officials:

Stationery Supplies  
50 H.P. Tractor  
Supply and Installation of an Automatic Black & White Film Processor  
Hand Shovels

Copies of the details of these tender awards are attached."

Your Board submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 490

Board of Administration, May 24, 1974 .....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Replotting  
Lot E, Block H, District Lot 753  
3256 Commercial Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lot E, Block H, District Lot 753, known as 3256 Commercial Drive), has been offered for sale to the City. On July 3, 1973, City Council 'In Camera' approved the acquisition of two properties in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block was under consideration as a future potential housing site. The Director of Planning concurred in the acquisition of the private properties. The subject property is also located in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1914 on a lot 41.15' x 139' ± zoned R.S.-1. The dwelling contains 4 rooms on the main floor plus a 2-room self-contained in-law suite in the basement, 8 plumbing fixtures, has a patent shingle roof, shingle and siding on exterior walls and a concrete foundation. Heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the representative for the owner, she is prepared to sell her property for the sum of \$44,500.00 as of May 31, 1974, subject to retaining rent-free possession until July 31, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$44,500.00 on the foregoing basis, chargeable to Code #4910/404 - Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Replotting  
Parcel 1, North Pt. of Block J, D.L. 753  
3291 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Parcel 1, North Pt. of Block J, D.L. 753, known as 3291 Findlay Street), has been offered for sale to the City. On July 3, 1973, City Council 'In Camera' approved the acquisition of two properties in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block was under consideration as a future potential housing site, and the Director of Planning concurred in the acquisition of the private properties. The subject property is also located in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1910 on a lot 25' x 103' ± zoned R.S.-1. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, asbestos siding on exterior walls and a wood and concrete foundation. Heat is supplied by an automatic gas-fired furnace. The dwelling is only in fair condition as a result of infrequent maintenance.

Cont'd . . .

Board of Administration, May 24, 1974 .....(PROPERTIES - 2)

Clause 2 (cont'd)

Following negotiations with the representative for the owners, they are prepared to sell their property for the sum of \$29,000.00 as of May 31, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

**RECOMMENDED:**

That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$29,000.00 on the foregoing basis, chargeable to Code #4910/403 - Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of City-owned 'East 1 foot of West 17 feet of Sub. 19, Block 315, District Lot 526'  
North Side 1000 Block West 8th Avenue, Between Oak and Spruce Streets

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The Supervisor of Property and Insurance reports as follows:-

"The property legally described as 'East 1 foot of the West 17 feet of Subdivision 19, Block 315, District Lot 526', situated on the North Side of the 1000 Block West 8th Avenue between Oak and Spruce Streets, was acquired by the City by Tax Sale in 1932. This property is 1 foot by 120 feet, zoned C.R.M.-2, Commercial/Multiple Dwelling District. Due to its restricted size, this property can only be utilized in conjunction with the adjoining property.

The owners of The East 33 feet of Lot 19 except the East 5 feet, Block 315, District Lot 526, which adjoins the City lot immediately to the east, have submitted an application to purchase the City-owned property. This privately-owned property is 28 feet by 120 feet, zoned C.R.M.-2, Commercial/Multiple Dwelling District and is improved with a 1-3/4 storey frame dwelling, erected in 1908.

Following discussions, the owners have offered to purchase the City lot for the sum of \$1,050.00 inclusive of current year's taxes, administration, registration and legal fees, and survey costs subject to:-

- (a) the City lot and privately-owned lot being consolidated to form one parcel, approximately 29 feet by 120 feet;
- (b) the owners to grant the City a 21-year Option to repurchase the north 10 feet of the consolidated site for lane purposes for the sum of \$1.00;
- (c) the owners to grant the City a bulkhead agreement.

It is, therefore,

RECOMMENDED That City-owned 'East 1 foot of the West 17 feet of Subdivision 19, Block 315, District Lot 526' be sold to the adjoining owners of The East 33 feet of Lot 19 except the West 5 feet, Block 315, District Lot 526, for the sum of \$1,050.00 inclusive of current year's taxes, administration, registration and legal fees and survey costs, subject to the foregoing conditions (a), (b) and (c)."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, May 24, 1974 .....(PROPERTIES - 3)

CONSIDERATION

4. Southwest Corner of Gore and Union  
Puccini's Italian Restaurant Ltd.

The City Engineer reports as follows:

"A communication has been received from Mr. George W. Ponack, on behalf of Puccini's Italian Restaurant Ltd. requesting an appointment to appear before City Council to seek permission to use City-owned property on the southwest corner of Gore Avenue and Union Street as a parking lot.

On June 8, 1971, in a report concerning the Site and Landscape Development for the Georgia Viaduct Replacement, Council considered two alternatives involving this property. These alternatives were:-

- (a) To leave the property under its present ownership, thereby requiring a new sewer on Gore Avenue at an estimated cost to the City of \$14,000.
- (b) To acquire the property at an estimated cost of approximately \$85,000, demolish the buildings when vacant and landscape the area at the extra cost of \$4,681.41 (plus the possibility of extra claims by the landscaping contractor should acquisition take longer than one year.)

The consultants for the Viaduct, Phillips, Barratt, Hillier, Jones and Partners, recommended alternative (b) as it was felt this would give an improved approach to the Viaduct and would provide additional open space adjacent to Strathcona. The Director of Planning supported this recommendation. The Board of Parks and Public Recreation is also on record that the buildings 'should be removed and the area landscaped to improve the viaduct approach appearance'.

Council accepted alternative (b). The property has subsequently been acquired and the buildings demolished for a total cost of \$89,000 and on March 4, 1974, the consultants were advised that it was in order to proceed with the balance of the landscaping contract.

Mr. Ponack has applied previously to the City for permission to use this area as a parking lot. On May 11, 1973, the Department of Planning and Civic Development advised Mr. Ponack that the creation of this landscaped public area was the result of a Council decision and that it could not "support a recommendation to review this decision and allow a parking lot."

Your Board

Submits the foregoing report of the City Engineer for CONSIDERATION.

DELEGATION REQUEST - PUCCINI'S ITALIAN RESTAURANT LTD.

FOR COUNCIL ACTION SEE PAGE(S) 461

Departmental Report, May 24, 1974 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

**B-4**

1. Development Permit Application #66103  
8605 Kerr Street, Vancouver

The Director of Planning reports as follows:-

"Development Permit Application No. 66103 for the development of a hot-mix storage system, at 8605 Kerr Street, located on the Fraser River, was approved by the Technical Planning Board on April 19, 1974.

City Council, in April 1973, as a result of discussions with respect to creating mini-parks on street-ends along the Fraser River, resolved:-

'THAT the Director of Planning notify Council of any Development Permits respecting property within the adjacent area of the waterfront'.

This Development Permit is for an addition to an existing asphalt mixing plant. The applicant is prepared to provide suitable tree planting along the City boulevard. Since there was no basis on which to hold up the permit, the Director of Planning authorized the issuance of the Development Permit Application."

The above report is for the INFORMATION of City Council.

RECOMMENDATION

2. Development Permit Application #66289  
1910 East Kent Avenue South, Vancouver

The Director of Planning reports as follows:-

"The above Development Permit Application was received for the use of an existing building on the site for the manufacturing of aluminum windows and doors. It is noted that the previous use of this building was for a sawmill prior to 1956. This Development Permit has been reviewed by the Development Permit Sub-committee of the Technical Planning Board and this Sub-committee is recommending that, prior to the issuance of the Development Permit, revised drawings are submitted, amended to the satisfaction of the Director of Planning, clearly indicating:-

- (a) Provision of six off-street parking spaces and two off-street loading and unloading spaces, including surfacing and curbing details.
- (b) A ten foot landscape area be provided along South Kent Avenue.

The report of the Sub-committee was circulated to the Technical Planning Board and action was delayed to conform with Council's resolution of May 1973 that instructed -

'THAT the Director of Planning notify Council of any Development Permits respecting property within the adjacent area of the waterfront.'

cont'd .....

Departmental Report, May 24, 1974 . . . . . (BUILDING - 2)

Clause No.2 continued

This resolution was the outcome of a recommendation to Council from its Environment Committee respecting the provision of public access to the Fraser River.

It is the Director of Planning's view that the Development Permit Application is for a change in use of an existing building and that with the provision of the landscape set back along East Kent Avenue South, the Development Permit Application should be approved.

It is therefore RECOMMENDED

THAT Council authorize the issuance of Development Permit Application No. 66289, 1910 East Kent Avenue South."

INFORMATION

3. Use of Building  
724 Kingsway - Located South Side of Kingsway between Fraser Street and East 17th Avenue  
Development Permit Application #65590

The Director of Planning reports as follows:

"Mr. Sheldon Kopelow has by letter dated March 15, 1974 requested permission to appear before City Council as:

' It has been suggested by a member of your Technical Planning Board that we request permission to appear before City Council to rectify what we believe is an injustice to us as residents of the City of Vancouver, namely, having obtained a business license to conduct a business and having started that business are now denied the right to conduct this business because of Zoning Regulations we were first informed of after obtaining the business license and started to operate the business.

We herewith respectfully request the earliest opportunity to place our case before you in person. Any communication regarding this matter should be addressed to Mr. Bernard Cobin. Tel. No. 688-2484 . '

Council on March 19, 1974, agreed to hear the delegations.

The letter from Mr. Kopelow refers to the use of an existing building at 724 Kingsway.

The building is located on the south side of Kingsway between Fraser Street and East 17th Avenue. The 60' wide by 122' deep site is within a C-2 Commercial District and is occupied by a one-storey building covering the entire site. There is a 20' lane at the rear.

City records indicate that the building has been used for a considerable number of years as a Warehouse. This use is non-conforming in a C-2 District. The building is also non-conforming as to regulations in that 3 offstreet parking spaces and 2 offstreet loading and unloading spaces would be required for a building of this size and occupancy subsequent to June 18, 1956.

In December 1972 a Development Permit Application #60789 was filed to use the existing building for a restaurant and a banquet room. The development would have required 28 offstreet parking spaces and two offstreet loading and unloading spaces. None were provided. The application was REFUSED as the Technical Planning Board were not prepared to relax the required offstreet parking spaces to nil.

cont'd .....

Departmental Report, May 24, 1974 . . . . . (BUILDING - 3)

Clause No. 3 continued

A Development Permit #61124 was issued January, 1973, APPROVING the alteration and the use of the building for a restaurant. Approved plan of development indicated demolition and reconstruction of a portion of the building to provide the six offstreet parking spaces and the one offstreet loading and unloading space as required for the development as approved. This development did not proceed.

In November 1973 Development Permit Application #64922 was filed on behalf of Copp's Auction & Sales to use the existing building for an auction room and retail store. The development as proposed would have required a maximum of 18 offstreet parking spaces and 2 offstreet loading and unloading spaces. None were proposed. The Technical Planning Board REFUSED this application as it considered that there was insufficient peculiarity of site or development to relax the required offstreet parking and loading and unloading spaces to nil.

Subsequent to this refusal an appeal was filed to the Board of Variance, appealing against the decision of the Technical Planning Board. With the appeal a statement was filed, explaining why the applicants believed that they should not have to provide offstreet parking and offstreet loading and unloading facilities; that a license had been applied for and received; and that they were not aware or informed that a development permit was required.

The appeal was given a hearing by the Board of Variance on January 9, 1974 but was DISALLOWED, and the decision of the Technical Planning Board unheld.

In February 1974 Mr. Cobin of Copp Credit Acceptance Ltd. filed Development Permit Application #65590 to use the building for a furniture showroom and retail sales. With this application information was submitted that 11 parking spaces would be provided on the site of the Union 76 Service Station at the North-east Corner of Kingsway and Fraser Street.

The parking agreement was for a period of one year with an option to continue for a second year.

The use of the building at 724 Kingsway for a furniture showroom and retail sales required 11 offstreet parking spaces and 2 offstreet loading and unloading spaces.

The applicant advised that the use as now proposed was for a retail furniture showroom. Furniture would be on display. Customers would choose their merchandise and the goods ordered would be delivered direct from a warehouse. The furniture displayed in this showroom would only be changed very infrequently. Loading and unloading would be done from a side loading truck on the City lane and "will not interfere with the traffic flow in the alley way".

The application was for a one year period only initially. The applicant verbally advised that during this year period it was hoped to demonstrate that the proposed use of the building as was would not cause any offstreet parking or offstreet loading and unloading problem.

The proposed offstreet parking on the service station site was 198' distance from the furniture store (maximum distance 150' permitted by Regulations of Zoning and Development By-law). Further, it was considered that there was insufficient space available on the service station site to allow for the permanent assignment of 11 offstreet parking spaces as proposed. The open areas of the service station were observed to be used for the parking of trailers and cars.

Departmental Report, May 24, 1974 . . . . . (BUILDING - 4)

Clause No.3 continued

The Technical Planning Board REFUSED Development Permit Application #65590 in that "The offstreet parking as proposed to be provided on the neighbouring gasoline service station site is considered unsatisfactory, having regard to the distance (198') from the subject site and the lack of sufficient space on the service station site. Further, it is considered that there is insufficient peculiarity of site or development to otherwise warrant the relaxation of the required eleven (11) offstreet parking spaces and the relaxation of the required two offstreet loading and unloading spaces to nil."

The decision of the Technical Planning Board was appealed. The appeal was given a hearing by the Board of Variance on April 3, 1974 but was DISALLOWED, and the decision of the Technical Planning Board was upheld.

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The Zoning Planner and separately the Members of the Board of Variance have suggested to the applicant that he should make some permanent provision for offstreet parking and offstreet loading and unloading facilities on site. Consideration should be given to reconstructing the rear portion of the building so as to provide some offstreet parking and offstreet loading and unloading facilities adjacent to the lane.

The Technical Planning Board did indicate that some relaxation in numbers could be considered, recognising that the existing building is completely deficient.

The Technical Planning Board normally requires the provision of the additional number of offstreet parking spaces as assessed for any change in use of the building.

In other developments this has been achieved by:

- a) Reducing the size of the building, i.e. removing rear of building by 20' to allow for offstreet parking with access from lane;
- b) Acquiring adjacent or nearby property for a permanent off-street parking area;
- c) Obtaining a long-term lease on existing offstreet parking spaces either in suitably located parking areas or parking garages where such parking spaces are in excess to any requirements of the Zoning and Development By-law.

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The Director of Permits and Licenses advises that the 1973 Business License for a Retail Dealer at 724 Kingsway was issued as the premises are situated in a C-2 Commercial Area. At the time of issue the inspector was not aware that the building was not suitable for this use because of insufficient parking facilities.

Applications for new business licenses are normally checked through the Zoning Division to insure the proposed business will conform with the Zoning and Development By-law. A business license is issued subject to the business complying with all relevant city by-laws.

The 1974 business license was a straight renewal of the previous year's license.

DELEGATION THIS DAY

cont'd .....

## Departmental Report, May 24, 1974 . . . . . (BUILDING - 5)

4. Subdivision of Amended Lots 17 and 19  
Blocks 1 to 4, D.L. 37  
2756 and 2768 Ward Street, Vancouver, B.C.  
Mrs. Doreen Bucoviz

The Director of Planning reports as follows:

"A letter dated March 11th, 1974 has been received from Mrs. Doreen Bucoviz re the above.

Our records indicate that the two lots described above measure 49.5' x 102' each and the resubdivision proposed by the owner would create three lots, each having a width of 33', a depth of 102' and an area of 3366 square feet.

Under Section #38 of the City's Subdivision Control By-law No. 3334, the Approving Officer is permitted to create lots below the minimum width of 40' and 4800 square feet but not below a width of 33' and an area of 3600 square feet.

The Approving Officer, therefore, does not have the authority under the existing by-law to approve the resubdivision proposed by Mrs. Bucoviz.

However, City Council may wish to consider a suitable amendment to the by-law, which would permit the creation of lots smaller than prescribed under Section #38 of the by-law.

It would be unwise to do this, however, without a detailed study of the ramifications of such a decision and a knowledge of how much smaller the lots might eventually be reduced to. In this respect I am concerned that the type of development we are currently obtaining on the prescribed width subdivisions is doing little to enhance the appearance of the City and in many instances I believe are detracting from the character of the surrounding area."

The foregoing report is submitted for the INFORMATION of City Council.

DELEGATION THIS DAY

CONSIDERATION

5. Rezoning Application -  
N/S E. 11th Avenue between Commercial & Victoria  
Lots 4-12, Block 162, D.L. 264A

The Director of Planning reports as follows:

"On December 6, 1973, an application was received from Dr. Nathan Batt for Southwest Consultants Ltd., 1750 E. 10th Avenue, Vancouver, B. C. to amend the Zoning and Development By-law from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing a six storey commercial-residential modern design building; ground floor facilities; a) Day Care b) Health Centre and self-owned apartments and senior citizens rental suites .

Attached to the application is one set of preliminary plans and an explanatory brochure. The covering letter of the brochure addressed to City Council states, in part:

cont'd ....

Departmental Report, May 24, 1974 . . . . . (BUILDING - 6)

Clause No.5 continued

The nine lots of property owned by Southwest Consultants consist of older type houses having two or more rental suites in each house. This land was acquired in 1969 with a view of developing a complementary para-medical structure.

The Grand View Terrace represents several years of thought and study. It is a Commercial-Residential six storey building of modern design with two underground levels of parking. The terrace gardens in each suite will complement the tastefully landscaped grounds and area under cover on the main floor.

On the west corner of the main floor, a health centre specializing in the treatment of health problems: lectures on weight control; advise on special diets for diabetics; or those with heart disease, etc; and exercise facilities will be open to those in the building and the general public.

On the east corner of the main floor, a much needed Day Care Centre for forty children is provided (Plans). Approval for this facility is expected in due course. To complement the community minded centre for young people, Southwest Consultants propose to earmark ten to twelve low rent suites for senior citizens throughout the building. The remaining five upper floors will be self-owned terrace apartments, featuring twenty-four one bedroom suites and twenty-four two bedroom units.

As a part of the submitted brochure is a petition supporting the development, signed by 49 persons employed in the East Van Medical Building immediately across the lane, previously rezoned to CD-1 Comprehensive Development District.

Description of Site

The site includes nine (9) lots each with a frontage of 33' for a total frontage of 297 feet, and a depth of 127 feet, presently developed with older 2 storey frame structures which, according to the applicant's submission, contain twenty (20) housing units. The total site area is shown as 37,720 sq. ft.

West of the subject property, generally between Commercial and Main Street north of Broadway to Great Northern Way, there is approximately 33 acres of land zoned RM-3 Multiple Dwelling District.

North of the subject property, generally between Grandview Highway N. and Venables and west of Commercial Drive to Clark Drive, there is approximately 24 acres of land zoned RM-3 Multiple Dwelling District.

The area immediately surrounding the subject property is zoned RT-2 Two Family Dwelling District with the exception of a C-2 Commercial strip along Commercial Drive and a fairly extensive C-2 Commercial zoned area around Broadway and Commercial. Two blocks east of the subject property, the RS-1 zone commences. Across the lane from the subject property is a new 5-storey medical building zoned CD-1.

The Technical Planning Board recommended refusal but City Council, after Public Hearing, enacted the amendment to the By-law on August 11, 1970.

Description of Proposal

The architect's drawings marked "received City Planning Office, December 4, 1973" indicate a terraced structure measuring seven (7) storeys in height along the average grade of the fronting street (11th Avenue) and approximately 250 feet in length.

Departmental Report, May 24, 1974 . . . . . (BUILDING - 7)

Clause No.5 continued

The drawings indicate the first level being totally underground (parking area and storage space); level 2 shows a health centre of 4096 sq. ft. (at grade) and parking and storage underground. The 3rd level shows a small area of underground parking and, above grade, a recreation court and some residential use. The 4th level shows a 5120 sq.ft. day care centre at grade and the remainder of the floor for residential use. The 5th to 9th level are used exclusively for residential use. A total of 48 dwelling units are provided.

A total of 98 underground parking stalls are provided.

The architect's resume shows a total floor area as follows:

Suites	- 41,784	(48 suites are indicated of various sizes ranging from 576 sq.ft. to 865 sq.ft. Senior Citizens suites are not indicated on plans.)
Corridors, Lobbies	- 15,184	
Health Centre	- 4,096	
Day Care Centre	- 5,120	
TOTAL	66,184	

This is a F.S.R. of  $66,184 \div 37,720 = 1.78$

It was noted by the Technical Planning Board in considering the application that this proposal would not be permitted in the RM-3 Dwelling District Schedule.

Analysis and Recommendation

The presently zoned RM-3 Multiple Dwelling lands in the general area of the subject property are extensive and not fully developed. Commercial Drive from 15th Avenue to Venables is zoned C-2 Commercial. There exists vacant commercial sites in the immediate area suitable for development of the commercial component of this proposal. It is recommended that this application be not approved for the following reasons:

- (a) There is extensive RM-3-zoned property in the general area.
- (b) A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive are either vacant, underdeveloped, or contain very old buildings, all requiring redevelopment.

It should be noted, however, that the Technical Planning Board offers three alternatives for the subject property:

- (a) Retain the dwelling units as they are.
- (b) The Technical Planning Board would give favourable consideration to a development permit application for upgrading the current structures as conversions as conditional uses of the current RT-2 Two Family Dwelling District.
- (c) The Technical Planning Board would give favourable consideration to a development permit application, after notification of the adjoining property owners, for town-houses or garden apartments subject to the RM-1 Multiple Dwelling District regulations as a conditional use in the current RT-2 District.

The Technical Planning Board at its meeting of February 8, 1974 recommended that the rezoning application be refused.

Departmental Report, May 24, 1974 . . . . . (BUILDING - 8)

Clause No. 5 continued

The City Planning Commission at its meeting held on February 22, 1974 adopted the motion that the Commission view this project with favour, but defer approval until the submitters of this application have gained further evidence of support from other bodies concerned with planning in the area.

The City Planning Commission at its meeting held on April 10, 1974 tied on the motion that the rezoning application be not approved at this time."

The foregoing report of the Director of Planning is submitted for the CONSIDERATION of Council.

DELEGATION LATER THIS DAY

RECOMMENDATION

6. Development Permit Application #66689  
at 1550 Rand Street

The Director of Planning reports as follows:

"Development Permit Application #66689 has been received to construct a Resin Disaster Pit on the property at 1550 Rand Street on the Fraser River.

This development is a minor addition to the existing Borden Chemical Plant. A Resin Disaster Pit is used for holding resin which is dumped from kettles (distillation towers) in case of water or power failure. The Disaster Pit allows the re-introduction of resin into the process.

The application is being reported to City Council in accordance with its resolution of May 1973, which requested the Director of Planning to report Development Permit applications along the Fraser River to City Council.

The Director of Planning is prepared to recommend the issuance of the above Development Permit.

It is RECOMMENDED that City Council endorse such action."

7. Processing Development Permit Application  
for Development along the Fraser River

The Director of Planning reports as follows:

"In May, 1973 Council, as a result of a recommendation from the Environmental Committee, re the establishment of public access to the Fraser River resolved:

'That the Director of Planning notify Council of any development permits respecting property within the adjacent area of the waterfront'.

It should be noted that the above resolution was passed to provide Council with a monitor on developments along the Fraser River and, particularly, to afford opportunities to improve the physical form of development along the river and to assess opportunities to provide public access to the Fraser River.

cont'd ..

Departmental Report, May 24, 1974 . . . . . (BUILDING --9)

Clause No.7 continued

The reporting of development permit applications in this way is somewhat onerous at times and causes delay in the processing of development permits. It is recommended that in order to retain the monitoring of development along the Fraser River but to eliminate the delay in processing development permit applications, the process of monitoring be changed.

It is proposed that on the receipt of development permit applications that these applications, with a brief description and a recommendation from Planning staff, be reported to the Chairman of the Waterfront Committee, with copies to his Members.

If the Chairman or Members of the Committee disagree with the recommendations then the development permit application can be held and discussed in greater detail by the Waterfront Committee and City Council.

It is RECOMMENDED that the above procedure be adopted by City Council as an amendment to its resolution of May, 1973."

FOR COUNCIL ACTION SEE PAGE(S) 4612

Departmental Report, May 24, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

**B-6**

INFORMATION

1. Traffic Arrangements on Seymour Street for B.C. Telephone Work

The City Engineer reports as follows:

"INTRODUCTION"

The B.C. Telephone Company has requested permission to construct an underground telephone duct on Seymour Street to provide telephone services to a large number of residential and commercial customers. B.C. Tel has advised that this project is of paramount importance in their 1974 construction program, and must be completed this year.

The work involves the construction of a large underground tunnel (approximately 8 feet in width by 8 feet in height) along Seymour Street from the north side of the Nelson Street intersection to about 175 feet north of Robson Street.

The Engineering Department has carefully considered this proposed project with a view towards minimizing impact on traffic and at the same time avoiding very costly construction procedures. Both the timing of the work and the work methods to be used were considered.

TIMING

Work during the summer period would mean that the tourist traffic would be adversely affected; however, peak period traffic is lower and construction conditions are better during this time. If work commences in September, only a small portion of the tourist trade would be affected, but work would probably continue into the pre-Christmas rush period. Furthermore, construction progress would be slower and peak hour traffic demands would be at a maximum. It was concluded that this tunnel work should commence just following the completion of the Granville Mall and the work should be completed within  $3\frac{1}{2}$  months so that it is finished as expeditiously as possible. As an additional condition, the work must be completed by November 15, 1974.

TRAFFIC ARRANGEMENTS

During construction, traffic restrictions will be as follows:

(a) At Robson, Smithe and Nelson Intersections and on Seymour Street for 100 Feet North and South of the Intersecting Streets

Within these areas no traffic restrictions will be permitted between 7:00 a.m. and 6:00 p.m. Monday through Saturday. At night and on Sundays the two curb lanes (of a total of four lanes) must be available for traffic on Seymour Street, and at least one lane must be available on the cross streets. These requirements mean that construction in these locations will be by underground tunnelling, or by open trench with plating over the open sections.

(b) Mid-block on Seymour Street Between the Areas Mentioned in 1

Within these mid-block areas, two lanes (the east and west curb lane) must be available for traffic at all times, i.e. the B.C. Telephone Company will occupy the two centre lanes on Seymour Street for the duration of their project from Nelson to about 175 feet north of Robson.

Arrangements have been made with the Bureau of Transit Services to allow automobiles and commercial vehicles to share the 'exclusive bus lane' between Robson and Nelson Streets and to relocate bus stops clear of the construction area, for the duration of this project. In addition, arrangements have been made with the Bureau so that transit volumes on Seymour Street during peak travel periods will be reduced substantially.

The B. C. Telephone Company is presently carrying out detailed design on the underground tunnel to accommodate the construction procedures we have specified."

The City Engineer submits the above report to Council for INFORMATION.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

May 9, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 9, 1974 at approximately 10:10 a.m. in the No. 1 Committee Room.

PRESENT:

Alderman Hardwick (Chairman)  
Alderman Bowers  
Alderman Massey  
Alderman Pendakur

CLERK:

M. Kinsella

RECOMMENDATION1. Proposal for the Development of Marathon  
Realty's Lands in Sub-area 2

Council at its meeting of April 9th, 1974, after considering a report reference of Marathon Realty of a preliminary draft of the proposed plan for Area 2 in False Creek, resolved:

"THAT the submission be referred to the Board of Administration for processing and comments by the civic staff and subsequent consideration by the Standing Committee on Civic Development for report to Council."

Your Committee had for consideration today a Board of Administration report dated May 2, 1974 which was prepared following meetings with Marathon Realty and appropriate City officials. The report reviewed Marathon Realty's proposal under a number of headings, namely:

Housing,  
Open Space  
Commercial  
Transportation  
Utilities  
Water Area  
Stage 1  
Financial Aspects

and concluded with the following summary:

"Marathon Realty officials have indicated a willingness to consider and discuss the many aspects outlined in this report. In addition, as a result of discussions with City staff, they are currently preparing a revised draft of their preliminary plan for submission to the City. Some of the points referred to in the text of this report have been outlined to Marathon and may be taken care of in the revised plan.

While it may be appropriate to establish the rezoning of Marathon's lands on the basis of a preliminary plan, it is nevertheless important that the City have available

cont'd ....

Standing Committee of Council on Civic Development . . . . . 2  
May 9, 1974

Clause No. 1 (cont'd)

considerably more information than will be required for the rezoning of City lands. Specific references are made to the need for detail along these lines in the body of this report."

Mr. D. Hickley, Planning Department, Commissioner McCreery, Board of Parks and Public Recreation, and representatives of Marathon Realty discussed this report in detail with your Committee. Some of the points raised were:

- City officials indicated concern with respect to the proposed lake to be established in the Creek, as they felt that this could substantially affect the width of the Creek and create difficulties for marine traffic. Therefore, your Committee requested further details with respect to the proposed lake, including its effect on boating, width of the Creek, hydraulics, etc.
- it was noted that the Parks Board has some concerns with respect to the accessibility of the waterfront to Senior Citizens and other people who cannot walk long distances and it was suggested that consideration be given to parking within the development to provide easy access to the waterfront.
- Marathon's representatives advised that, as Vancouver Community College has not picked up its option on the site reserved for development as a downtown campus, it is assumed that this development will not be included in the plans. City officials stated that, in view of this, they would need assurance from Marathon Realty that the arrangements previously worked out with respect to the proposed new Cambie Bridge would still be compatible with any new future plans for this area.
- the Fire Chief has expressed concern with the street layout with respect to access and movement of emergency vehicles within the development.

Following further consideration, it was

RECOMMENDED

THAT, subject to the discussion this day on all the particular and detailed recommendations contained in the Board of Administration report dated May 2, 1974 and clarification of the points they refer to, Marathon Realty be given every encouragement to proceed with the development of their lands in Area 2 - False Creek.

2. Chinese Cultural Centre

The Committee had for consideration three reports with respect to the proposed Chinese Cultural Centre:

(a) Board of Administration report dated April 29, 1974 advised that the following parcels of land would have to be assembled:

Lot 1 of C, Block 14, District Lot 196  
Lot 2 of C, Block 14, District Lot 196

Standing Committee of Council on Civic Development . . . . . 3  
May 9, 1974

Clause No. 2 (cont'd)

Lot 3 of C, Block 14, District Lot 196  
Lot 4 of C, Block 14, District Lot 196  
Pcl.1 of A, Block 14, District Lot 196  
Pender-Keefer Diversion (That is the 66' Road)

The only property of the above not owned by the City is Parcel 1 of A, Block 14, District Lot 196."

The estimated market value of the established site as of this date is \$3,060,000.

(b) Board of Administration report dated April 22, 1974 contained comments from the Director of Planning on the proposed Chinese Cultural Centre. This report concluded as follows:

"(1) The Planning Department supports in principle the initial Phase 1, stage of the Cultural Centre concept, as presented to Council, on January 22, 1974. This development would provide a major contribution to improving the quality of life both for the Chinese Community and the City as a whole. However, further information and discussions are necessary to study the overall implications of the project, and particularly its longer term False Creek redevelopment aspects.

(2) There is a need for a major Transportation/goods movement study concerned particularly with False Creek Area 3. Until the problem of the relocation of the C.P.R., B.C. Hydro rail facilities, and C.P. Transport's truck terminal, is resolved the total C.C.C. concept will be impossible to implement.

(3) The proposed closing of the Pender-Keefer Diversion is necessary and desirable in order to allow for the growth and development of the Chinatown area. In the long term, a transportation policy solution which eliminates through vehicular traffic from the Chinatown area is a desirable objective.

(4) The Chinese Cultural Centre will fulfill major social needs of the community and also will benefit the prosperity of the existing Chinatown Commercial area.

(5) Because of recent Chinese immigration and other factors, there seems to be a need for housing adjacent to the Chinatown area, which this development could help to provide.

(6) Historic buildings adjacent to the proposed C.C.C. site should be preserved and redeveloped for housing and other compatible commercial uses."

With respect to the above report, the Board of Administration noted that while the Planning Department supports in principle the initial Phase I, they qualify this support by indicating further study is needed, particularly of transportation and transit needs of the whole area.

cont'd ....

Standing Committee of Council on Civic Development . . . . . 4  
May 9, 1974

Clause No. 2 (cont'd)

(c) Report from the City Engineer dated April 29, 1974 dealing with the traffic implications of the proposed Chinese Cultural Centre. This report dealt with the present situation and future plans with respect to the street system and traffic flows, evaluation of development proposals, the downtown transportation and transit plan, and the effect of the proposed development on all of these and concluded with the following summary:

"A number of alternative plans have been brought forward for a Chinese Cultural Centre some of which propose closing or downgrading street connections in the neck of the downtown peninsula. These proposals come on top of Gastown/Chinatown beautification and pedestrianization proposals which would restrict traffic, and a probable requirement for a total of four exclusive transit lanes in this same area. The neck area is an important access corridor to the downtown and a good connection between the wide portion of Pender Street west of Chinatown and Columbia-Quebec/Main Street is required; elimination of this connection may result in the loss of transit and pedestrianization options as well as excessive traffic congestion and delays. The Engineering Department, Planning Department and the Bureau of Transit are working on transportation, zoning and transit plans which will cover this area but these plans will not be ready until this summer. At the present time, the recent proposal for a 'pedestrian bridge' over the existing Pender-Keefer Diversion is the most acceptable of the development schemes, but the schemes cannot be fully evaluated before the above studies have progressed further."

Discussion centred on the traffic problems in the "neck" of the downtown peninsula. Hastings, Pender, Cordova and Water Streets carry more traffic in and out of the downtown peninsula than do any of the bridges, and almost all downtown transit routes pass through this "neck". It was suggested that the City Engineer explore the possibilities of a new major route through the area in the vicinity of the Georgia Viaduct.

Representatives of the Chinese Cultural Centre Committee indicated that they were proposing that the City lease the proposed site of the Chinese Cultural Centre to their organization on the basis of a 99-year lease for \$1.00, as this facility would serve all the people of Vancouver and not just the Chinese community. The Chinese Cultural Centre Committee would be willing to meet any Federal-Provincial Government grants for capital costs on a matching basis. It was suggested that the Chinese Cultural Centre Committee consider combining the land acquisition and capital costs and seek grants from all levels of Government towards this, with the Chinese community matching any grants on an equal basis.

In response to a request from the representative of the Chinese Cultural Centre Committee that the City assign a staff member to act as liaison, it was AGREED that Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation Division, would act in this capacity.

Standing Committee of Council on Civic Development . . . . . 5  
May 9, 1974

Clause No. 2 (cont'd)

RECOMMENDED

- A. THAT the reports of the Board of Administration dated April 22, 1974 and April 29, 1974 and the report of the City Engineer dated April 29, 1974 be received;
- B. THAT Council defer a decision on the detailed layout for the Chinese Cultural Centre until later this year, when downtown transportation plans will be better developed;
- C. THAT the City Engineer and the Director of Planning, in consultation with the Chinese Cultural Centre Committee, consider alternative means of handling traffic problems in this area for report back to the Committee before the end of August, with interim progress reports back to the Committee in the interval.

INFORMATION

3. Langara Citizens' Committee

At its meeting of March 21, 1974, the Standing Committee on Civic Development agreed to meet further with the Citizens' Committee prior to public meetings of May 15 and June 12, 1974.

Mr. Pulle, other representatives of the Committee, and the consultant, Mr. Waisman, were present to acquaint your Committee with progress to date with respect to the Langara lands. Mr. Waisman advised that the project was well under way and that in his opinion, the timetable could be met. He further advised that the Langara Citizens' Committee has decided to locate the proposed housing adjacent to the Langara campus on 49th Avenue and Cambie and he has been authorized to prepare sketch plans.

The Langara Citizens' Committee submitted for the information of your Committee a copy of the Community Information Guide and questionnaire. The Citizens' Committee is presently tabulating the replies received to this questionnaire, however, to date, the results have not been too significant. Your Committee suggested that a further survey be conducted in order to obtain a representative sampling of the community's wishes with respect to type of housing and other developments on this land. The Citizens' Committee were advised to obtain professional help with the preparation of this questionnaire, polling methods, etc.

Mr. Pulle, on behalf of the Citizens' Committee, invited all members of Council to be present, and particularly members of the Standing Committee on Civic Development, at the May 15th Public meeting on the future of the Langara lands. In response to a request from the Citizens' Committee, Alderman Hardwick AGREED to chair this public meeting.

Park Commissioner McCreery, on behalf of the Board of Parks and Public Recreation, indicated a willingness to discuss shared recreational facilities on this land.

cont'd ....

Standing Committee of Council on Civic Development . . . . . 6  
May 9, 1974

Clause No. 3 (cont'd)

RESOLVED

THAT the consultant to the Langara Citizens' Committee, Mr. Waisman, in consultation with the Director of Planning, develop a questionnaire for circulation within the community in order to obtain the community's wishes with respect to housing and other developments on this land.

4. Downtown Study Team - Progress Report

Council at its meeting of April 23, 1974 authorized the Director of Planning to employ The Environmental Analysis Group (TEAG) Ltd. as consultants for the Downtown Planning Programme.

Mr. Gerald Davies, one of the principals of TEAG, appeared before your Committee to advise of progress. To date, consensus of objectives, work schedules, etc. have been developed and agreed upon. They are presently working on a set of guidelines to test their application. Mr. Davies advised that TEAG considers the Citizens' Guidance Panel as a useful resource for them. In conclusion, TEAG requested an opportunity to again meet with the Committee on May 23, 1974, two weeks after that and then July 18th, to discuss their progress with the Downtown Plan.

RESOLVED

THAT the report of Mr. Davies be received.

The meeting recessed at approximately 12:00 noon to reconvene 'In Camera'.

FOR COUNCIL ACTION SEE PAGE(S) 465-6

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

May 9, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, May 9, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Aldermen Gibson, Hardwick and Marzari

ALSO PRESENT: Mr. J. Denofre, Executive Assistant  
to the Minister of Human Resources

CLERK: M. Cross

RECOMMENDATION1. Civic Grant Request - Vancouver  
East Lacrosse Association

Mr. Stan Oliver, President of the Vancouver East Lacrosse Association, advised that the Association was requesting a grant to purchase lacrosse equipment to be loaned to children of low-income or welfare families. He advised that funds for this purpose were not available from the Provincial Departments of Human Resources and Recreation & Conservation. The Board of Parks and Public Recreation also does not have funds for this purpose.

The Director of Social Planning under date of May 2, 1974 submitted a report which concluded with the following recommendations:

- "(1) That a grant of \$2,500 be made to the Vancouver East Lacrosse Association to purchase 50 sets of lacrosse equipment for use by disadvantaged children in the East end;
- (2) That the Department of Social Planning, in conjunction with the Department of Recreation and the B.C. Sports Federation, investigate the need for, and means of establishing, a fund to assist children to participate in amateur sports."

After discussion, the Committee

RECOMMENDED

THAT the recommendations of the Director of Social Planning quoted above be approved;

FURTHER THAT Mr. S. Oliver, President of the Vancouver East Lacrosse Association, be requested to appear in Council when this item is to be discussed.

At a later point in the meeting, Mrs. S. Anderson, Social Planning Department, agreed to contact Mr. Oliver to advise him that funds might possibly be available from the Vancouver Foundation or the P.A. Woodward Foundation.

Standing Committee of Council on Social Services . . . . . 2  
May 9, 1974

INFORMATION

2. Child Care Facility for Civic Employees

On March 5, 1974, City Council approved in principle the establishment of a Child Care Facility for children of civic employees and authorized the Assistant Director of Building Construction and Maintenance to select a site, prepare a plan and obtain a development permit.

The Assistant Director, Building Construction and Maintenance, advised that two available sites have been inspected and several proposals are being developed. The most promising proposal would appear to be erecting a portable day care centre on the Model School site close to 12th Avenue. Before investigations are completed, a question with regard to the operation of the day care centre must be answered. The following is an extract of the Board of Administration report dated May 2, 1974:

"The Director of Information for Day Care Centres, Mrs. Marjorie Phelps, advises that the City of Vancouver would not be eligible to receive the \$20,000.00 Government Capital Grant or the \$110.00 monthly subsidy for each child if the Day Care Centre were to be managed or operated under the direct control of the City. According to Provincial regulations, grants are available only to non profit organizations whose members shall not have any interest in the property, funds or assets of the Centre.

In order to comply with this requirement and before application can be made for any required licenses or permits, it will be necessary to form a society in accordance with the Societies' Act and duly registered in Victoria. The Society's Board of Directors should be composed of a minimum of five persons of which two members are parents.

It is a further requirement that the membership must not be solely restricted to Civic Employees but must be open to outsiders, however priority could be given to City Hall employees."

After discussion, the Committee

RESOLVED

THAT the Board of Administration report dated May 2, 1974 be received;

FURTHER THAT the Director of Social Planning meet with representatives of the Vancouver Municipal and Regional Employees Union and C.U.P.E. Local #1004 to discuss the question of the two Unions forming a Society for day care for civic employees under the Societies' Act, duly registered in Victoria, with report back to the Committee.

3. Chimo Terrace Recreation Project

Alderman Marzari advised that Mrs. L. Rodrigues, President of the Chimo Terrace Tenants Association, had contacted her with respect to the lack of action on the above recreation project.

cont'd .....

Standing Committee of Council on Social Services . . . . . 3  
May 9, 1974

Clause No. 3 (cont'd)

On January 21st, 1974, the Standing Committee on Social Services met with the Provincial Minister of Housing and the following was recommended to Council by the Committee:

"A. THAT Council approve a long term lease of City-owned lands to the Province as follows:

(i) Block 16, Lots 1, 2, 3, 4, 5, and 6, D.L. 184 and Block 18, Lots A, 1, 2, 3, and 4, D.L. 184 for development as an adventure play ground and playing field for older children;

(ii) Block 19, Lots 7 and 8, D.L. 184 on Oxford Street for development as a park with a report back from the Director of Planning on the proposal re use of Lot 6 for expansion of the adjacent office building;

B. THAT Council authorize the closure of the road area on both Oxford and Cambridge Streets from the lane to Wall Street;

C. THAT Council instruct the Director of Planning to report back to the Standing Committee on Social Services within two weeks on the matter of the lumber yard adjacent to the City-owned lots on the north side of Wall Street with particular reference to the safety of the children using the adjacent land as a playground."

Council approved the above recommendations on February 5, 1974.

At the January 21st meeting, the Honourable Lorne Nicolson agreed that his department would supply funds to enable the Urban Design Centre to develop plans for the proposed recreation facility; such plans to include estimates on what portions of the design should be developed for use by the community as a whole. It was also agreed that the Standing Committee on Social Services would invite the Urban Design Centre to submit their designs for the proposals to the Committee for consideration and that any discussions on cost sharing between the City and the Province would be left until firm plans have been developed and approved by the residents and others concerned. After discussion, it was

RESOLVED

THAT the Chairman write to the Honourable Lorne Nicolson, Minister of Housing, outlining Council's resolution of February 5, 1974 and requesting that his Department release the necessary funds to the Urban Design Centre to enable them to carry out the feasibility study necessary to fix the exact boundaries of the recreation proposal.

4. Mental Patients' Association

A letter dated May 9th, 1974 from Mr. B. Coull, Office Co-ordinator, Mental Patients' Association, was received at the meeting. The letter outlined the problems the Association is encountering with respect to "occupying their homes as single family dwellings as presently defined in the Zoning and Development By-law".

cont'd ....

Standing Committee of Council on Social Services . . . . . 4  
May 9, 1974

Clause No. 4 (cont'd)

The Department of Permits and Licenses, by letter of May 2, 1974, has ordered the Mental Patients Association to cease operation of the half-way house at 1838 West 3rd Avenue as the Association does not qualify as a "family". The letter states that a development permit application should be filed to use the dwelling as a boarding house.

RESOLVED

THAT the Chairman write to Mr. N. McClellan, Housing Control Co-ordinator, Department of Permits and Licenses, requesting him to appear before the Standing Committee on Social Services to discuss the matter further.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 466

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

MAY 9, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday May 9, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Harcourt  
Alderman Volrich

ABSENT: Alderman Linnell (on leave of absence)

COMMITTEE CLERK : Marilyn Clark

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RECOMMENDATIONS1. Supplementary Capital Program - 1974

Your Committee had for its consideration the attached Board of Administration report dated May 3, 1974, dealing with the 1974 Supplementary Capital Program.

The Director of Finance discussed the report, breaking it down into three sections; namely, those projects already approved by Council; those projects yet to be approved by Council; and those funds available for the Supplementary Capital Program.

a) Approved Projects

Your Committee dealt with those items in the section of the report entitled Approved Project Detail individually, and

## RECOMMENDS

THAT Supplementary Capital Funds be allocated for Items 1 to 18, outlined on Pages 1, 2, 3, and 4 of the attached Board of Administration report dated May 3, 1974, and entitled Approved Project Detail, with the following two exceptions:

Item 3, City Hall Renovations - that amount be decreased from \$300,000 to \$250,000

Item 15, City Hall Day-Care Facility - that amount be decreased from \$65,000 to \$40,000

b) Projects Not Yet Considered By Council

The Committee considered the 13 projects itemized in the report, all of which are projects which have been requested by various departments, but not yet submitted to Council for approval. Your Committee,

## RECOMMENDS

THAT City Council approve the allocation of supplementary capital funds for the following projects, subject to receipt of detailed reports to Council:

i. Installation of sanitary sewers in Manitoba and Cambie Yards \$ 277,500

. . . . Cont'd

Standing Committee of Council  
on Finance and Administration  
May 9, 1974 . . . . . 2

ii.	First year of proposed program to replace the overhead portions of the traffic signal interconnections system in the Downtown area with underground installations.	\$ 18,000
iii.	Kerrisdale Community Centre renovations and Templeton Park fieldhouse replacement	60,000
iv.	A sprinkler system in the Maritime Museum requested by the Federal Government	27,000
v.	Establishment of a Personnel Training Facility at the Stanley Park Pavilion	35,000
vi.	More extensive work than anticipated will be required to City properties as a result of the Fire By-Law revisions (original estimate - \$185,000)	150,000
<hr/>		
Total Estimated Cost of Projects		\$ 567,500
<hr/>		

c) Source of Funds

The Director of Finance reported that the total funds available for the 1974 Supplementary Capital Program are \$5,012,975.

Your Committee,  
RECOMMENDS

THAT \$4,650,239 be allocated as outlined above for the 1974 Supplementary Capital Program, subject to project costs and detail being reported to Council as required, and

THAT \$362,736 be left unallocated as Supplementary Capital Funds which may be used for future projects.

The Committee adjourned at approximately 2:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 46k

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON WATERFRONT

May 9, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, May 9, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Gibson  
Alderman Massey  
Commissioner DuMoulin

ABSENT: Alderman Linnell

CLERK: M. Cross

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RECOMMENDATION1. Vanterm - Access

Mr. Brian Wallace outlined the report of the City Engineer dated April 19, 1974 which stated that the National Harbours Board have carried out a study of access requirements to the Vanterm container-handling development on the Burrard Inlet Waterfront. The study recommended an overpass of the railway tracks be built at the north end of Clark Drive with subsequent closure of some of the at-grade crossings. The National Harbours Board are providing public viewing facilities as part of the access complex. Mr. Wallace stated that because of the effect of this overpass on the City street system, the Engineering Department should liaise closely with the National Harbours Board on the detailed engineering design of the overpass they now wish to undertake. After discussion the Committee

RECOMMENDED,

- A. THAT Council approve in principle the concept of access to the Vanterm development via an overpass at the north end of Clark Drive and the subsequent closure of certain at-grade crossings;
- B. THAT Council support the provision of public viewing facilities and possibly public tours as part of the Vanterm plan subject to further study of the details;
- C. THAT Council instruct the City Engineer to report back and seek Council approval of the terms of reference for the detailed engineering design study.
- D. THAT Council request the National Harbours Board to include the City Engineer as part of a Steering Committee during the consultant's study so that Council can be kept informed of the progress of the study.

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2. Marathon Realty Proposal - Waterfront between Burrard and Seymour Streets

The Chairman advised that at the meeting on March 14, 1974, the Committee instructed the Board of Administration to comment on the proposals of Marathon Realty Ltd. for the Burrard Inlet

Cont'd . . .

Standing Committee of Council on Waterfront . . . . . 2  
May 9, 1974

Clause No. 2 continued:

waterfront. The Board of Administration in a report dated May 3, 1974, advised that the comments on the proposals have been prepared by City officials and the Waterfront Consultant in consultation with representatives of the National Harbours Board, Greater Vancouver Regional District, Bureau of Transit and Marathon Realty.

The Chairman pointed out that a correction should be made on Page three of the report with respect to Pier B-C. The Comment should read "at the moment there are no plans being developed."

Rather than going through the interim guidelines at the present time, the Chairman suggested that these be dealt with in detail after the waterfront study is completed.

During discussion questions arose as to the timing of the waterfront study. The Chairman stated that when Stage III is finalized he would be presenting it for three or four weeks of public discussion with a possibility of the completed study going to Council at the beginning of July. It was

RECOMMENDED,

THAT the report of the Board of Administration dated May 3, 1974 be received for information prior to the completion of the waterfront study.

FURTHER THAT City officials and the Waterfront Committee continue to meet with the National Harbours Board, Provincial Bureau of Transit, Greater Vancouver Regional District and Marathon Realty with respect to developments on the waterfront in the area covered by the Marathon Realty proposal.

3. Public Access to Fraser River Under Knight Street Bridge

On April 11, 1974 the Committee deferred consideration of the Engineering Department report on the above subject pending negotiations between Alderman Pendakur and the Provincial Department of Recreation and Conservation; the outcome of such negotiations to be reflected in a revised report to the Committee. The Engineering Department report dated May 7, 1974 now incorporates these negotiations. Other points noted in the report are

- A. B.C. Department of Highways will bear the \$14,000 cost of landscaping the public access area and the \$500 cost to construct a safety fence on the bridge pier to be used as a fishing platform.
- B. Other costs would be
  - \$9,500 to construct a footbridge and railing to provide access to the pier from the north bank of the river.
  - \$1,000 for a protective chain link fence to be constructed at the top of the river bank between existing fences on both side boundaries of the public access site.
  - \$350 for directional and informational signs for the public at key intersections in the general area
  - \$16,000 for opening Kent Avenue north between Crompton and Borden Streets to provide vehicular access and parking.

Standing Committee of Council on Waterfront . . . . . 3  
 May 9, 1974

Clause #3 continued:

The total costs would be \$26,850 and would be shared 1/3 (\$8,950) by the Department of Recreation and Conservation and 2/3 (\$17,900) by the City.

With respect to maintaining the landscaping in the public access area the Chairman suggested that because the Department of Highways were willing to bear the cost of landscaping the Board of Parks and Public Recreation should maintain it.

RECOMMENDED,

- A. THAT the recommendations of the City Engineer in his report dated May 7, 1974 be approved.
- B. THAT the Board of Parks and Public Recreation be requested to maintain the landscaping of the public access area and that funds be provided from the 1974 Supplementary Capital Budget for this purpose.
- C. THAT the Minister of Highways be thanked for his co-operation with respect to this public access area.

4. Request for Additional Funds - Project Manager, Waterfront Study

On April 11, 1974 the Committee instructed the project manager to develop a model depicting the final two proposals for the Waterfront Study.

Mr. Mann, Project Manager, stated that to produce this model and prepare an audio-visual presentation for civic and citizen groups, he would require an additional \$2,500.

In the discussions re public meetings the Chairman asked to be kept informed of all the meetings to be arranged as at least one member of the Committee should be present at all the public meetings.

RECOMMENDED,

- A. THAT the additional \$2,500 required by the project manager to produce a model of the Waterfront Study and prepare an audio-visual presentation, be approved.
- B. THAT the Ministry of State for Urban Affairs be requested to contribute their share (2/3 of \$2,500) of the additional funds required.
- C. THAT \$1,200 be transferred from the Harbour Park account to the Waterfront Study account for services rendered in March, 1974 by Mr. R. C. Mann.

5. Old Immigration Building - North Foot of Thurlow Street

The Vancouver Heritage Advisory Board was requested to consider whether, in its opinion, the Old Immigration Building should be preserved. On April 1, 1974 the Board passed the following motion:

"THAT, in view of its importance in the social history of this City and its uniqueness in providing architectural contrast with other existing buildings in the area, the City Council be advised that it is the opinion of this Board that the Old Immigration Building should be preserved."

Clause #5 continued:

**RESOLVED,**

THAT the report of the Vancouver Heritage Advisory Board dated April 1, 1974 be received.

FURTHER THAT the Committee consider whether or not the building will be preserved, and its use, when it considers the Marathon Realty Ltd. proposals on completion of the Waterfront Study.

## 6. Street Lighting

Mr. Ralph Kelman outlined to the Committee his proposal for an in-depth short-term lighting study for the City of Vancouver to include such things as light pollution in relation to health and documentation of the current street lighting systems and their relationship to the design of the City. He discussed the use of incandescent lighting versus uncorrected mercury vapour lighting. Mr. Kelman advised that he was leaving for a Light Probe tour of North America and would be returning in late August. He agreed to contact the Committee on his return.

In the discussion that followed it was pointed out that there were problems of economics and maintenance to be considered with respect to type of lighting used.

**RESOLVED,**

THAT the City Engineer be requested to provide the Committee with an information report with respect to types of lighting used in Vancouver, outlining problems incurred with the various lighting types.

FURTHER THAT on his return to Vancouver Mr. Kelman contact the Committee with a proposal outlining costs for the lighting study.

The meeting adjourned at approximately 4:45 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 467

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON  
SOCIAL SERVICES

May 9, 1974

A special meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 9, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Gibson  
Alderman Hardwick

ABSENT: Alderman Marzari (civic business)

CLERK: R. Demofsky

RECOMMENDATION:1. Liveable Needs of the Handicapped

Representatives of the International Society of the Handicapped were present to discuss their recommendations in their report submitted for the Committee's consideration. The report dealt with recommendations in the following areas:

- i) Housing
- ii) Transportation
- iii) Finance
- iv) Household Effects
- v) Personal Care
- vi) Medical Prescriptions
- vii) Public Facilities

Discussion ensued as follows:

A. Housing

Mr. J. Olldym, President of the International Society of the Handicapped, advised the Committee that there was presently a drastic need for accommodation for physically handicapped people. He noted, for example, that an apartment being built in the West End would have twenty suites, of a total of five hundred, suitable for handicapped persons. (Approximately 4%).

B. Transportation

The Committee was advised that transportation for physically handicapped people was supplied by Easter Seal Busses, which had to be booked days in advance. The Committee noted that in the Citizen's Advisory Brief presented to the G.V.R.D. Planning Committee public transportation was one of the topics outlined.

C. Finance

The Committee was advised that H.P.I.A. (Handicapped Persons Income Assistance) has been replaced by M.H.B. (Mincome Handicapped Benefit). Further, that if a handicapped person earned over \$50 per month, the amount of his disability pension was reduced by a proportionate amount. This disability pension is \$217.17 per month.

D. Employment Discrimination

The Committee was advised that physically handicapped people were discriminated against by employers.

Cont'd . . .

## **Standing Committee of Council**

## on Social Services

## E. Household Effects

Representatives of the Handicapped Society advised the Committee that a real need existed for a Household Effects Allowance for physically handicapped people in need of household effects.

**F. Personal Care**

Your Committee was advised that the services provided by the Homemaker Service were not adequate. Also, that in order to stretch their individual food budgets, freezers were required.

#### **G. Medical Prescriptions**

Representatives of the International Society of the Handicapped noted that in many instances when drugs were prescribed, free of charge, the name brand drug was substituted with another brand. The Committee reassured them that the drug they received was equally as good as the brand name drug.

#### H. Public Facilities

The Committee advised representatives of the Handicapped Society that the City of Vancouver had a continuing, yearly program in effect to ramp all City sidewalks. The Committee noted that all the City sidewalks in the City of Vancouver which have yet to be ramped, would be ramped as quickly as possible.

With regard to washroom facilities, it was noted that Section 1.16.7.10 (Toilet Rooms) of By-law No. 4721 covered this.

It was noted that the International Society of Physically Handicapped would undertake to write to the major department stores in Vancouver advising of their meeting this evening with the Social Services Committee, and pointing out the requirements for washroom facilities for handicapped people stated in By-law No. 4721.

## I. Recreational Facilities

Representatives of the Handicapped Society advised the Committee that the Riley Park Community Centre had recently started a recreational program for physically handicapped people, every Sunday, with all facilities available.

J. Housing Registry

It was noted that City Council on April 23, 1974 approved a grant of \$3,972 to the Vancouver Resource Society for the Physically Disabled for the provision of a housing registry for physically handicapped.

Following discussion, your Committee

**RECOMMENDED,**

- I. (a) THAT the City of Vancouver urge the Public Housing Sector of both the Provincial and Federal Governments to increase to 10% the percentage of appropriately equipped accommodation units required to be made available to physically handicapped persons, such units to be one bedroom suites (for single persons) because of special health problems these people have.
- (b) FURTHER THAT availability of such suites not be tied to age,
- (c) FURTHER THAT where accommodation for physically handicapped people is provided, ramping be available to provide access to all public facilities in the building.

Cont'd . . .

Standing Committee of Council  
on Social Services  
May 9, 1974 . . . . .

3

- II. THAT the Provincial Government and Bureau of Transit be requested to provide an adequate specialized transportation service for physically handicapped people, who are unable to use regular transit facilities, at the regular fare.
- III. (a) THAT the M.H.B. (Mincome Handicapped Benefit) be made into a pension. Most handicapped people are permanently disabled and therefore should be on a permanent basis as the senior citizen.
  - (b) FURTHER THAT the ceiling on earnings for people on fixed income be removed, and at the same time those in the category of 60 - 64 years of age be allowed to earn monies as they are able; this to be on the same basis as the senior citizens who are on the O.A.P.
  - (c) FURTHER THAT the words "permanently unemployable" be deleted from the elegibility clause in order to obtain M.H.B.
- IV. THAT regulations be implemented to provide handicapped people with the same benefits for household effects as persons on Social Assistance. (\$500.00 allowance).
- V. (a) THAT those on special diets, as recommended by their doctors, have an extra allotment to cover costs of said diets,
  - (b) FURTHER THAT freezers be provided so that the handicapped persons can stock up on supplies when they are on sale and so make full use of their allowance,
  - (c) FURTHER THAT the publicly financed Homemakers Services supplied to handicapped people be instructed and required to provide the following services:
    - a. Washing and waxing floors
    - b. Vacuuming of all floor surfaces
    - c. Cooking and serving of meals when needed
    - d. Cleaning windows, stoves, fridges, cupboards, floors and wall surfaces
    - e. Washing and ironing.
- VI. THAT when the City of Vancouver Engineering Department is working on new curbing or recurring in a residential area, sidewalk ramps be installed at that time.
- VII. THAT a recommendation be made to the Auditorium Board to install washroom facilities for physically handicapped people in the Queen Elizabeth Theatre, and eventually in the Orpheum Theatre, according to By-law No. 4721.
- VIII. THAT Council look into providing access to public libraries for physically handicapped people.
- IX. THAT Council look into accessibility of public telephones to physically handicapped people.
- X. THAT the Federal and Provincial Governments be urged to grant an annual cost of living increment to physically handicapped people, equal to the annual increase in the cost of living index.
- XI. THAT the architect be contacted to see whether washroom facilities for physically handicapped people would be included in renovations to the third floor of City Hall.

The meeting adjourned at approximately 8:55 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON HOUSING

May 14, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, May 14, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Massey  
Alderman Volrich  
Alderman Rankin

CLERK: H. Dickson

INFORMATION:1. The Chinatown Property Owners and Merchants Association

Mr. Quon Wong, Co-chairman of the above association, appeared as a spokesman for the eighty member, three week old, Vancouver Apartment and Rooming House Association to request relief from the Fire and Lodging House By-laws.

He said the Association membership rents to persons who pay an average rent of \$50 per month, and that ninety percent of these tenants are welfare recipients.

While agreeing with the intent of the two by-laws, Mr. Wong said many association members cannot afford to comply with deadline dates, and many are considering closing.

Specifically, Mr. Wong noted that the Health By-law requires at least one hand basin for every three sleeping units; mechanical refrigeration containing food storage space of not less than two cubic feet for each lodger in each house-keeping room and house-keeping unit; a laundry area of not less than 50 square feet for the use of lodgers and equipped with not less than a double laundry tray and running hot and cold water; a reading room; each such reading area shall have a minimum of light intensity of fifty foot candles at floor level.

Mr. Wong said the number of hand basins required is excessive, that few operators could afford to install washing facilities and refrigerators in each room and provide laundry areas and reading areas. He said many operators would have to sacrifice rental space to provide laundry and reading rooms.

On the Fire By-law, Mr. Wong said many owners cannot understand specifically what they must do to meet the by-law requirements, and that they need advice and guidance. He also complained there are only four sprinkler installation companies, and claimed they require cash in advance of installation work.

Mr. Wong asked an extension of one year on the deadline for compliance with the Fire By-law and said his association would conduct training classes for rooming house operators. He also requested establishment of an appeal board for rooming house operators who cannot afford to upgrade their buildings to meet the by-law and more police assistance in dealing with rowdy and alcoholic tenants.

During discussion it was noted that the Standing Committee of Council on Housing on March 19, 1974, resolved that the health officials, in conjunction with the Fire Chief, organize a translated instructional workshop on the new Lodging House By-law for the Chinese speaking lodging house operators in the downtown east side area to assure that these operators are aware of the requirements outlined in the new Lodging House By-law.

Cont'd . . .

Standing Committee of Council  
on Housing  
May 14, 1974 . . . . .

The Chairman noted the Standing Committee on Housing is willing to hear appeals by the hardship cases with City Council acting as a final appeal body. However, he stated it is the Committee's intent to abide by the deadline dates and by-law requirements.

It was noted that four detoxification centres are planned by the Provincial Government to deal with the problem of alcoholics.

It was RESOLVED,

THAT the Chairman of the Standing Committee on Housing, together with Health and Fire Department officials, meet with owners and operators of lodging houses in the downtown east side area to implement a training workshop and report back to the Housing Committee.

During discussion of the above matter Alderman Rankin left the meeting.

### **RECOMMENDATION :**

## 2. Progress Report - Nicola Street Housing Project

The Standing Committee of Council on Housing on April 9, 1974 resolved "that the 1280 Nicola Street Housing Project be deferred pending report back from the West End Planning Team with a recommendation for a proposed (financially justifiable) housing project with at least 45 units."

On April 19, 1974 the West End Planning Team met with the West End Resource Council and the West End Housing Action Committee to discuss alternatives for the development of this housing project which would meet with the criteria put forth in the above-stated resolution.

In view of the likely possibility that rezoning for the West End would occur during early summer, it was decided at this meeting to approach Norman Jones, architect for the project, with guidelines and ask him to revise his drawings and financial estimates accordingly.

A representative of the West End Planning Team submitted, for the Committee's consideration, a report on architect Norman Jones' plans for a 63 unit, 12 storey apartment for low-income and senior citizens at 1280 Nicola Street.

The building will cost an estimated \$1,022,000. The Society for the Christian Care of the Elderly has applied to C.M.H.C. for a grant of \$102,200, a C.M.H.C. loan of \$536,800, and a Provincial grant of \$333,000.

The West End Planning Team's report recommended that the Housing Committee:

- a. Endorse the 1280 Nicola Street Housing Project as presented as suitable accommodation for low-income and senior citizens; and
- b. Recommend to the Federal and Provincial funding agencies that they assist this project financially.

**It was RECOMMENDED,**

THAT the above recommendations of the West End Planning Team be approved.

## **INFORMATION :**

### 3. Progress Report - Enforcement of Fire By-law

Fire Chief Arman Konig, submitted a further progress report dated May 7, 1974. In the progress report of March 18, 188 of 228 hotels surveyed needed upgrading and 88 were in varying stages of completion, 98 had no progress, 2 were closed and 8 were hostile towards the by-law.

Standing Committee of Council  
on Housing  
May 14, 1974 . . . . .

Since then all hotels were again surveyed and 142 have started work, signed contracts for work or are getting estimates. Three have vacated, making a revised total of 185.

The major concern of the Housing Committee on March 18, 1974 involved 98 hotels where no commitment had been made for compliance with the Fire By-law or they were hostile towards the by-law. This figure has now been reduced to 43.

During discussion it was noted that sprinkler installation companies had been extremely busy and any installation work is now delayed by the construction strike.

The Chairman stated that what the Housing Committee is seeking is a firm commitment by the hotels that they plan to meet the by-law requirements and a program with an estimated completion date.

Chief Konig said all hotels in the downtown east side area have been visited three times by the Fire Department and that Granville Street is the next priority area. The Fire Chief said plans for sprinkler installations are submitted to his department for approval and that prices quoted do not seem exorbitant.

The Chairman said he would write to owners of the hotels hostile towards the by-law, urging them to meet the by-law requirements.

It was RESOLVED,

- A. THAT the Chairman of the Housing Committee write to the owners of the hotels where progress has stopped, informing them of a fourth and final visit from the Fire Department and a final report to the Housing Committee on these hotels.
- B. THAT Mr. McLennan of C.M.H.C. be asked to report to the Housing Committee as soon as possible on the status of the following hotels whose owners claim to be seeking financial assistance from the Strathcona Redevelopment Program:

Delmar Rooms  
Keefer Lodge  
Kirby Block

St. Elmo Rooms  
Arlington Rooms  
Adora Court Rooms

C. THAT the owners of the hotels where there has been no progress since January, 1974, be sent a double registered letter from the Chairman of the Housing Committee warning that they will be prosecuted if they do not make efforts to meet the by-law requirements by July 1, 1974;

FURTHER THAT copies of letters sent to hotels which have licensed premises be sent to Mr. Bruce of the Liquor Control Board.

#### 4. Housing Policy Paper

The Chairman of the Housing Committee presented his annual report (a copy of which is on file in the City Clerk's Office), and it was

**RESOLVED,**

THAT the Chairman's report be received for future consideration.

## 5. Short-Lease Hotels

Alderman Rankin advised that he would have a report on this topic at the next meeting of the Housing Committee.

The meeting adjourned at 11:48 a.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

May 16, 1974

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 16, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)  
Alderman Gibson  
Alderman Hardwick

ABSENT: Alderman Marzari

CLERK: H. Dickson

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RECOMMENDATION

1. Yukon Apartments - 2137 Yukon Street

Health Inspector W. C. Hutton outlined the Health Department's inspections to date including orders to the owner, Mr. Rajjinder Roopra, on May 10, 1974, that he had "24 hours to restore heat and hot water and repair malfunctioning plumbing; and a 7-day order to repair the leaking roof".

A report from the Vancouver Rental Aid detailing faults found with the building and rent increases averaging 70% since May 1, 1974, was read by the Chairman. A spokesman for the tenants outlined their concerns and copies of rent receipts were presented to the Committee. The Chairman noted that emergency accommodation had been found for some of the tenants while the heat was off.

The Chairman reported that he had written to Mr. Roopra on May 14, 1974, warning his license would be cancelled unless he complies with City By-laws, but no reply had been received. The Committee endorsed the Chairman's action.

It is RECOMMENDED

THAT reports of the City Health Inspector and Vancouver Rental Aid and copies of tenants' rent receipts be received.

FURTHER THAT all City of Vancouver inspection services be instructed to proceed immediately with legal action against Mr. Roopra, owner of the Yukon Apartments, 2137 Yukon Street, for any infractions of the applicable acts and by-laws enforced by the City of Vancouver.

INFORMATION

2. East Hotel - 445 Gore Avenue

Health Inspector W. C. Hutton reported the hotel, which has 72 rooms, was inspected over a month ago and found to be deficient in meeting Health Department By-laws.

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Clause No.2 continued

In particular, mattresses and bedding were found to be in poor condition. He said the operator had failed to maintain the building in a satisfactory condition, and that the Health Department ordered improvements to be made. Structural changes are not required to bring the building up to standard.

Bruce Eriksen of Downtown Eastside Residents' Association presented a report from the tenants which explained they had been given notice to vacate the premises by June 30, 1974. Mr. Eriksen pointed out that 5 years ago the City turned down an application for the owner to convert the building to another use and that the tenants are under the impression the building must continue as a hotel. A spokesman for the tenants said the residents do not want to move out and to be split up.

Following discussion the Committee

**RESOLVED**

THAT the owners of the East Hotel, Foo Bor and Wing Shing Fu (Wayne Fu), be asked to appear before the Committee on May 23, 1974, and explain why the building has not been brought up to Health Department's standards and why tenants had been given notice to vacate.

FURTHER THAT Dr. Bryson, the Director of Permits and Licenses be asked to report on the feasibility of having all civic notices sent to hotel proprietors in the Downtown Eastside area printed in both Chinese and English.

3. Drop-in Centre Program for Youth in the Downtown Area -  
Request for Funding

A report dated May 10, 1974, was presented by A. Mears of Vancouver Police Department and the Director of City Centre Youth Resources outlining a proposal for a youth drop-in centre to be located near Granville Mall.

Currently there are no facilities that will accommodate young people on a drop-in basis in the downtown area.

The Centre would have a budget from June to middle October of \$15,000 and would be staffed by a manager and 4 workers, backed by volunteers and others loaned from other agencies, particularly City Centre Youth Resources. The proposal has been endorsed by the Vancouver Police Department, the Executive of the Downtown Business Association, the Gastown Businessmen's Association, the Department of Human Resources and City Centre Youth Resources.

It was stated the Provincial Government has made a commitment it will pay half of the proposed budget.

During discussion concern was expressed that such a facility might attract youth to the area who might otherwise not be there, but it was felt the Centre was needed as it would be a place for youths to go other than hanging around.

cont'd . . .

Clause No. 3 continued

A spokesman for the Downtown Business Association said the Association has been impressed with the City Centre Youth Resources' similar centre at 52 Water Street, because branches of all social agencies dealing with youth are included in that centre.

Mr. Doug Purdy advised that the Social Planning Department had not seen the proposal and is unable to comment at this time. The Committee

**RESOLVED**

THAT the proposal for a youth drop-in centre in the downtown area be referred to the Director of Social Planning for report, in consultation with J. Denofreо, Executive Assistant to the Minister of Human Resources, and representatives of other relevant departments; such report to be presented to the Standing Committee on Social Services meeting of May 23, 1974.

4. Civic Grant Request - Native Information Centre

The Committee considered the following Board of Administration report dated May 10, 1974:

"The Native Information Centre at 584 Nelson Street has been operating on L.I.P. funds since opening in March 1972. The L.I.P. grant expires on May 31st and the centre has applied to the City for an "Information Centre" grant of \$3,654 to cover the cost of facilities (June to December).

Although the NIC refers to itself as an Information Centre, they provide other kinds of services such as arranging recreational activities and operating a drop-in centre (pool-room, TV lounge). Some of these activities and functions duplicate those of the Vancouver Indian Centre (VIC) on Vine Street. A loosely organized street patrol also operates out of the NIC. The Vancouver City Police (District 1) say they prefer to use the services offered by the VIC on Vine Street as they have encountered numerous problems with the Nelson Street centre which they feel has become a focal point of the native problems in the upper Granville Street area. Representatives of the Vancouver Indian Centre, the Native Court workers and Vancouver City Centre Youth Services (Gastown Children's Aid) indicate they feel the centre's programme suffers mainly from lack of direction and supervision of the personnel.

The Director of Social Planning recommends:

- (1) that no grant be given to the Native Information Centre;
- (2) that the Department of Social Planning, in conjunction with the Vancouver Indian Centre, B.C. Association of Non-Status Indians (Sponsors of NIC) and representatives from other interested parties, explore ways of more effectively assisting the native population in the downtown area. \*

During discussion Inspector Hornell of the Police Department said the department has received little cooperation from the Centre and it apparently has no connection with the Vancouver Indian Centre on Vine Street.

cont'd . . . .

Clause No.4 continued

It was noted that the B. C. Association of Non-Status Indians is responsible for the Information Centre.

The Chairman expressed concern that there appeared to be a lack of control and management of the Centre by the B. C. Association of Non-Status Indians. A police spokesman agreed a well-managed centre would be a desirable facility in the area. The Committee

**RESOLVED**

THAT the Chairman write to Mr. Fred House, President of the B. C. Association of Non-Status Indians, requesting that he appear before the Committee at its meeting on Thursday, May 23, 1974, to assure that management and control of the Information Centre will be competently handled.

## 5. Infractions of the Liquor Act

A letter was received from the Downtown Eastside Residents' Association expressing concern that the Police Department is not enforcing Section 129 and 130 of the Government Liquor Act which requires charges to be laid against drinking premises operators who permit offences of the Liquor Act on their licensed premises. D.E.R.A.'s correspondence included complaints of Liquor Act violations in several Downtown Eastside licensed premises.

Inspectors Hornell and Lake and Sergeant B. Smith and representatives from the Liquor Control Board were in attendance to answer questions from the Committee.

A Liquor Control Board representative advised that it receives copies of complaints and they are examined by the Board.

Following discussion the Committee

**RESOLVED**

THAT the Downtown Eastside Residents' Association's letter be received.

6. St. Michael's Day Care - 409 East Broadway

A copy of a letter to Rev. W. Hillary of St. Michael's Church from the Department of Permits and Licenses was received by the Committee.

Bonnie Roberts, who operates the Day Care Centre for 25 children, advised that the Day Care Centre has lost the use of a sleeping room and gymnasium on the second floor because they do not meet standards required by the Department of Permits and Licenses for day care centres. She said the church is not prepared to pay for necessary renovations.

Following discussion the Committee

**RESOLVED**

THAT the Chairman visit the premises and report back to the Committee at its meeting on Thursday, May 23, 1974.

cont'd .....

Standing Committee on Social Services . . . . . 5  
May 16, 1974

7. Day Care Centre - 3328 East 1st Avenue

A Mr. Golac appeared before the Committee to express his concerns with respect to the refusal of his development permit application for a private day care centre. The permit was refused for the following reasons:

- " - The proposed development is considered to be unsuitable having particular regard to the location;
- Form of development;
- Restrictive vehicular accesses on East 1st Avenue, particularly for pick-up and drop-off for children;
- Overall lack of suitable off-street parking."

Discussion followed as to why the application would be refused for lack of off-street parking. The Committee

**RESOLVED**

THAT a representative from the Department of Permits and Licenses be requested to appear before the Committee on May 23, 1974, to explain more fully the reasons why the development permit application had been refused.

The meeting adjourned at approximately 3:30 p.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

May 16, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 16, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)  
Alderman Harcourt  
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held May 2, 1974 were adopted.

INFORMATION1. Street Vending

The Committee had before it for consideration a report of the City Engineer, the Director of Legal Services and the Director of Social Planning dated May 8, 1974 entitled "Street Vending By-law" (copy of which is attached).

Mr. Bill Curtis, Deputy City Engineer, discussed the report and in reviewing this report, under the following headings, certain minor changes were made by your Committee which are noted below:

- (A) Background
- (B) Type and Number of Vendors
- (C) Mobility - This paragraph was changed to read as follows:

As noted above, peddlers would continue to be mobile and would not be assigned stationary locations. Street vendors would generally be stationary and would not be permitted in locations other than those covered on their permits. One exception to this is recommended. During special events such as parades, mobile vendors should be permitted to sell balloons etc. Permits for such mobile vendors would be issued only for the duration of the parade or event involved. It is expected these would be on a daily basis.

- (D) Goods to be Sold - This paragraph was referred back to the officials for further consideration and refinement of language.
- (E) Size of Permit Area - Item (d) reading as follows was struck from this paragraph:

"Mobile vendors - restricted to specified block"

- (F) Local Authorities
- (G) Permit Fees -

- (a) Your Committee questions the amount of \$5.00 per day for mobile vendors and referred this back to the officials for further consideration.

Cont'd . . .

Standing Committee of Council on Community Development . . . . . 2  
May 16, 1974

Clause #1 continued:

(b) Mr. Curtis advised that the staff officials were of the opinion that certain priority areas should be charged a rental on a square foot basis; however, this section was referred back to the officials for further consideration.

(H) Enforcement

(I) Guidelines - Section 3 under "Guidelines" was changed to read as follows:

Where in the opinion of the City Engineer, the type of merchandise that would be detrimental to adjacent merchants and the character of the area, the street occupancy applications can be refused. There will be no other limitations on goods sold.

Item No. 7 should read No. 6 as the guidelines were misnumbered.

Mrs. Gladys Chong, who owns G & J Flowers at 1523 Commercial Drive, spoke in opposition to the street vendors being permitted to sell flowers from a cart in front of her store. She was assured that when the new By-law comes into effect, street vendors selling the same type of goods will not be permitted to locate in the same block as a store carrying on a similar business.

Mr. Bill Friedel, representing a group of street vendors, requested that he be permitted to speak in opposition to the officials' report; however, the Chairman advised him that representations would not be heard this day but at a subsequent meeting.

After considerable discussion, it was

RESOLVED,

THAT the report of the City Engineer, the Director of Legal Services and the Director of Social Planning dated May 8, 1974, as amended above, be received and that the street vendors be given an opportunity of reviewing the officials' report, and submitting their objections in writing prior to the next consideration of the matter which will be in two week's time.

2. Mount Pleasant Area Council & Ratepayers Association

Mr. A. R. Thornber appeared before the Committee and stated that a loosely-knit group of people known as the Mount Pleasant Area Council were operating in that area. He stated that they were using the funds, grants, equipment, etc. which had been allocated to the Mount Pleasant Area Council & Ratepayers Association which is a duly constituted body with a constitution and By-laws, while the Mount Pleasant Area Council has no constitution and no paid-up members. He was of the opinion that this group should not be receiving monies and representing the area unless they are a duly constituted organization and the funds given to them were being policed.

Mr. E. Snijders, representing the Mount Pleasant Area Council, appeared before the Committee and confirmed that this group is not a membership organization and that they do not have a constitution. He stated that they have now formed a committee to draw up a constitution and were endeavouring to get organized in a proper manner.

Cont'd . . .

Standing Committee of Council on Community Development . . . . .  
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Clause #2 continued:

The Chairman offered to attend a meeting of this group to assist them in becoming properly organized, and after due consideration it was

RESOLVED,

THAT the proposed action of the Chairman be approved.

RECOMMENDATION

3. Illegal Suites

The Committee had before it for consideration a memorandum from the Chairman (copy of which is attached) entitled "Illegal Suites Policy" dated May 16, 1974 and a report of the Director of Permits and Licenses dated May 10, 1974 (copy of which is also attached).

The Chairman advised that it is necessary that we recognize the reality of the situation in certain parts of the City where secondary suites have been a fact of life for a long time. These areas may be interested in the consideration of a new zoning category; however, in any local area careful consideration must be given to the impact of any new policy on services, schools, park facilities and other amenities. At all times we should strive to preserve the single family home atmosphere. Areas which want no change can be easily identified and their wishes should be recognized. He stated that there should be a two-third majority for approval in any local area before a zoning change is considered. The Chairman suggested that our present polling districts provide a convenient basis for determining these areas. He further suggested that a plebiscite be held in the designated areas where each property owner would have a vote. He recommended an annual license fee of \$25 for each suite. Requiring a license of all suites will give us a good means of control and information and any owners not complying with the new requirements should be strictly dealt with by way of fines. There should be strict enforcement of the by-laws against any new illegal suites not covered by the new policy.

The Chairman concluded his report with the following five recommendations:

- "1. That a "test" plebiscite be carried out in four selected polling areas in the city, namely - Kitsilano, Riley Park, Kensington-Cedar Cottage and Woodlands-Grandview, to obtain public reaction to the acceptability of the proposed new zoning policy.
2. That the licensing fee be set at \$25 per year in order to adequately cover the costs of inspection and supervision.
3. That a registry of home suites be set up by the City.
4. That the "test" plebiscite require a 2/3 majority approval of property owners resident in the area before the matter be referred to a public hearing.
- 5.. That a Charter amendment be requested to bring the date specified in Section 565-A of the Charter (presently April 1, 1964) to April 1, 1974."

The Director of Permits and Licenses in his report discussed illegal suites under the following headings:

- (a) Licensing
- (b) Procedure
- (c) Accommodation in Basements

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Clause #3 continued:

- (d) Existing Accommodation
  - (i) Poor Accommodation
  - (ii) Fair Accommodation
  - (iii) Good Accommodation
- (e) Consultation with Interested Groups,

and concluded with the following recommendations:

- (1) Only one additional dwelling unit be permitted in a one-family dwelling existing at the date of adoption of the amendment to the Zoning and Development By-law.
- (2) No structural changes to increase the present outside perimeter of the building for the purpose of adding a suite be permitted except for additions to provide exits as may be required and in a manner which will preserve the 'one-family dwelling' appearance of the building in keeping with the character of the area concerned.
- (3) A building shall be of sufficient size and layout suitable for conversion to permit the addition of one dwelling unit.
- (4) The owner of the property to be converted shall maintain his residence therein.
- (5) The license fee for the additional suite shall be \$10.00.

NOTE: The Director of Finance suggests this be considered in greater depth by the Standing Committee prior to any decision.

- (6) Additional dwelling units be permitted in basements subject to the following minimum standards:
  - (a) The floor area of the dwelling unit shall have a minimum floor area of 400 sq. ft. except as provided for in Section 11(8) of the Zoning and Development By-law;
  - (b) No dwelling units shall be used or occupied by more than one family;
  - (c) The floor area of the dwelling unit shall be not more than 12" below grade of adjoining area; however, the Technical Planning Board may, dependent upon a satisfactory standard of accommodation, consider units where the floor is a depth not exceeding a maximum of 2'6" below the grade of the adjoining ground; where the foundation wall of the basement is more than 2'6" below grade of the adjoining ground, any portion of the dwelling unit shall be set back from such wall to the satisfaction of the Technical Planning Board;
  - (d) The standard of daylight and ventilation shall not be below that applicable to elsewhere in the building;
  - (e) Provision of off-street parking facilities, if suitable space available.
- (7) Existing accommodation shall meet the time requirements as noted under existing accommodation on page 4 of the report."

Commissioner Ryan suggested that rather than hold a plebiscite, consideration be given to using a "petition" process.

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Clause #3 continued:

After due consideration it was RECOMMENDED,

(a) THAT the recommendation contained in Alderman Volrich's memorandum dated May 16, 1974 and quoted above be approved with the exception that recommendation (3) be approved in principle and referred to the Director of Permits and Licenses for report.

FURTHER THAT recommendation (5) be referred to the Director of Legal Services for the necessary Charter amendment.

(b) THAT the Committee give further consideration to the "petition" process.

(c) THAT the recommendations of the Director of Permits and Licenses contained in his report dated May 10, 1974 and quoted above be approved with the exception that recommendation (5) be changed to read as follows:

The license fee for the additional suite shall be \$25.00.

The meeting adjourned at approximately 5:10 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 4/68

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON WATERFRONT

May 23, 1974

A meeting of the Standing Committee of Council on Waterfront was held on Thursday, May 23, 1974, in the No.1 Committee Room, third floor, City Hall at approximately 11:00 a.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Gibson  
Alderman Massey

ABSENT: Alderman Linnell  
Commissioner DuMoulin

CLERK: M. Cross

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RECOMMENDATION

1. Proposed Sign By-law

The Committee had before it a report of the Director of Planning dated May 17, 1974, including a revised draft Sign By-law. The draft By-law is on file in the City Clerk's Office.

The Chairman advised that since the Committee heard representations from the sign industry and other interested parties on April 25, 1974, meetings had been held between the Planning Department and the sign industry to come up with a Sign By-law acceptable to the City and the industry. Arising from these discussions, the principal change was curtailing the discretionary authority of the Director of Planning.

Discussion re billboards followed. The Committee agreed that the definition of billboard would be:

"BILLBOARD" means a third party off premises sign over 150 square feet that advertises goods, products, services, or facilities or directs persons to a different location from where the sign is installed.

The Committee considered the criteria for approving billboards and agreed to the following, without prejudice:

- (a) The maximum copy size of the billboard is 210 sq. ft.
- (b) The maximum height of the billboard is 16 ft. above grade or the height of the front wall of buildings on adjoining properties, whichever is less.
- (c) The support consists of no more than two poles properly anchored to the ground. Other structural elements are properly concealed.
- (d) Sources of illumination are properly concealed to eliminate glare; with particular reference being given to controlling late night illumination.

cont'd ....

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Clause No.1 (continued)

- (e) The site on which the billboard is constructed is landscaped and properly maintained.
- (f) No more than one billboard structure located on the same site.
- (g) No part of the billboard is closer to the street line than the front line of the nearest building, or a line drawn between two building fronts when it is located between two buildings.
- (h) No "view" is obstructed by the billboard.
- (i) The billboard is located in areas compatible with its functions, i.e. general-commercial and industrial districts.
- (j) When a billboard is located next to a residential district on the same street, a distance of 200 feet is maintained between the billboard and the residential district.
- (k) Roof top signs will generally not be allowed; exceptions to be at the discretion of the Director of Planning.

The question arose as to whether billboards should be permitted in the City. After discussion it was

RECOMMENDED

THAT the parties concerned; the Sign Industry, the Union and the Planning and Legal Departments; be commended on their co-operation with respect to drafting the proposed Sign By-law and requested to continue discussions.

FURTHER THAT billboards not be a permitted use in the City; existing billboards to be removed in accordance with the provisions of Section 571A of the Vancouver Charter.

(Alderman Pendakur voted against the second portion of the motion.)

2. End of Main Street and Adjoining Foreshore

The Director of Planning in a report dated May 7, 1974, reports as follows:

"Development Permit Application Number 66200 has been received from Fraser River Pile Driving Co. Ltd. to construct a barge ramp and berth in water lot 6072. This ramp is to service a proposed concrete products development by Lafarge on their property which is immediately upland (Development Permit Number 66376). The westerly 66' of water lot 6072 abuts the end of Main Street (See attached diagram).

In accordance with Council policy to encourage public access to the river, we recommend that the aforementioned 66' portion of the water lot 6072 be deleted from the North Fraser Harbour Commissioners lease renewal to Lafarge.

The North Fraser Harbour Commissioners have been advised of this objective and are withholding the lease until hearing officially from the City.

The end of Main Street (owned by the City), which provides access to the foreshore, is currently leased to Evans Products Ltd. for eleven years and eight months, January 1, 1968 to August 31, 1979 subject to twelve months' notice of cancellation.

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Clause No.2 (continued)

Evans Products is in the process of finalizing sale of their property to Block Bros. Contractors. Block Bros. Contractors is applying to the City for a re-assignment of the lease. The City is not obligated to make such a transfer.

RECOMMENDATIONS:

1. That the City officials be instructed to apply to the North Fraser Harbour Commissioners to obtain the westerly 66' of water lot 6072 abutting the Main Street end.
2. That City officials be instructed to give 12 months' notice to cancel the Main Street end lease.
3. That Development Permits 66376 and 66200 be approved with the following conditions:
  - Lafarge maintain its own access road for the concrete products development;
  - Fraser River Pile Driving move the proposed site of their development approximately 100' east."

(The diagram referred to is on file in the City Clerk's Office.)

RECOMMENDED

THAT the recommendations of the Director of Planning in his report dated May 7, 1974, be approved.

INFORMATION

3. Correspondence

- (a) A letter dated May 14, 1974, has been received from Mr. F.J.N. Spoke, Port Manager, National Harbours Board, indicating that Mr. L. Carlyle will attend meetings of the Waterfront Committee as the representative of the National Harbours Board.

RESOLVED

THAT the Chairman write to Mr. F.J.N. Spoke, Port Manager, to thank the National Harbours Board for their positive interest in the Waterfront Committee.

- (b) A memo dated May 6, 1974, has been received from Mr. R.C. Mann, Project Manager, the resolution of Council dated April 23, 1974 be amended so that 'M-1' reads 'M-2' and 'City Centre Waterfront' reads 'from Cardero to Dunlevy Street'.

RESOLVED

THAT the memo dated May 6, 1974, from the Project Manager be referred to the Director of Planning for consideration in his application to the G.V.R.D.

The meeting adjourned at approximately 11:40 a.m.